



Development Charges Background Study – Consolidated Report

Township of Centre Wellington

Office Consolidation of the December 19, 2025 Background Study, the February 6, 2026 Addendum #1 Report and the March 13, 2026 Addendum #2 Report

March 24, 2026

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



Consolidated Report

This report consolidates the December 19, 2025 Background Study, the February 6, 2026 Addendum #1 Report, and the March 13, 2026 Addendum #2 Report.

The purpose of the Addendum #1 Report is to provide for changes to the December 19, 2025 D.C background study as follows:

- Revise the Local Service Policy (L.S.P.) to remove the policy related to developer-initiated urban boundary expansions;
- Move land acquisition costs related to water and wastewater services to a land acquisition D.C. calculation for urban 2051 services;
- Update deductions for water distribution and wastewater collection projects;
- Remove duplicate projects from services related to a highway project listing (note: these projects are direct developer responsibility as per the local service policy and as such, there is no impact to the D.C. calculations);
- Adjust the classification of deductions in the Active Transportation capital listing from 'Other Deductions' to 'Grants, Subsidies and Other Contributions Attributable to New Development';
- Revise level of service calculations for Recreation Facilities; and
- Amend the timeline for the D.C. process to change Council consideration of the D.C. by-law from February 23, 2026 to March 23, 2026.

The purpose of the Addendum #2 Report is to provide for changes to the December 19, 2025 D.C background study as follows:

- Remove land acquisition costs related to outdoor recreation facilities; and
- Update the funding allocation for a wastewater project.

Table of Contents

	Page
Executive Summary	i
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
1.3 Changes to the D.C.A.	1-3
2. Current Township of Centre Wellington D.C. Policies	2-1
2.1 Schedule of Changes.....	2-1
2.2 Services Covered	2-1
2.3 Timing of D.C. Calculation and Payment	2-2
2.4 Indexing	2-3
2.5 Redevelopment Allowance	2-3
2.6 Exemptions	2-4
3. Anticipated Development in the Township of Centre Wellington	3-1
3.1 Requirement of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3 Summary of Growth Forecast	3-2
4. The Approach to the Calculation of the Charge	4-1
4.1 Introduction	4-1
4.2 Services Potentially Involved	4-1
4.3 Increase in the Need for Service.....	4-1
4.4 Local Service Policy.....	4-6
4.5 Capital Forecast.....	4-7
4.6 Treatment of Credits	4-8
4.7 Classes of Services	4-8
4.8 Existing Reserve Funds	4-8
4.9 Deductions.....	4-9
4.9.1 Reduction Required by Level of Service Ceiling	4-10



Table of Contents (Cont'd)

	Page
4.9.2	Reduction for Uncommitted Excess Capacity 4-10
4.9.3	Reduction for Benefit to Existing Development 4-11
4.9.4	Reduction for Anticipated Grants, Subsidies and Other Contributions 4-12
4.10	Municipal-wide vs. Area Rating 4-12
4.11	Allocation of Development 4-13
4.12	Asset Management 4-13
4.13	Transit 4-13
5.	D.C.-Eligible Cost Analysis by Service 5-1
5.1	Introduction 5-1
5.2	Service Levels and Urban 2051 Capital Costs for Centre Wellington's D.C. Calculation 5-1
5.2.1	Wastewater Services 5-2
5.2.2	Water Services 5-7
5.2.3	Land – Urban 2051 Forecast Period 5-12
5.3	Service Levels and Township-wide 2051 Capital Costs for Centre Wellington's D.C. Calculation 5-12
5.3.1	Services Related to a Highway 5-12
5.3.2	Public Works – Facilities and Fleet 5-17
5.3.3	Fire Protection Services 5-19
5.3.4	Parks and Recreation Services 5-21
5.3.5	Land – 2051 Forecast Period 5-26
5.4	Service Levels and 10-Year Capital Costs for Centre Wellington's D.C. Calculation 5-28
5.4.1	Growth Studies 5-28
5.4.2	Land – 10 Year Forecast Period 5-30
6.	D.C. Calculation 6-1
7.	D.C. Policy Recommendations and D.C. By-law Rules 7-1
7.1	Introduction 7-1
7.2	D.C. By-law Structure 7-2
7.3	D.C. By-law Rules 7-2
7.3.1	Payment in any Particular Case 7-2
7.3.2	Determination of the Amount of the Charge 7-3
7.3.3	Application to Redevelopment of Land (Demolition and Conversion) 7-3
7.3.4	Exemptions (full or partial) 7-4
7.3.5	Timing of Collection 7-5
7.3.6	The Applicable Areas 7-6
7.3.7	Indexing 7-6



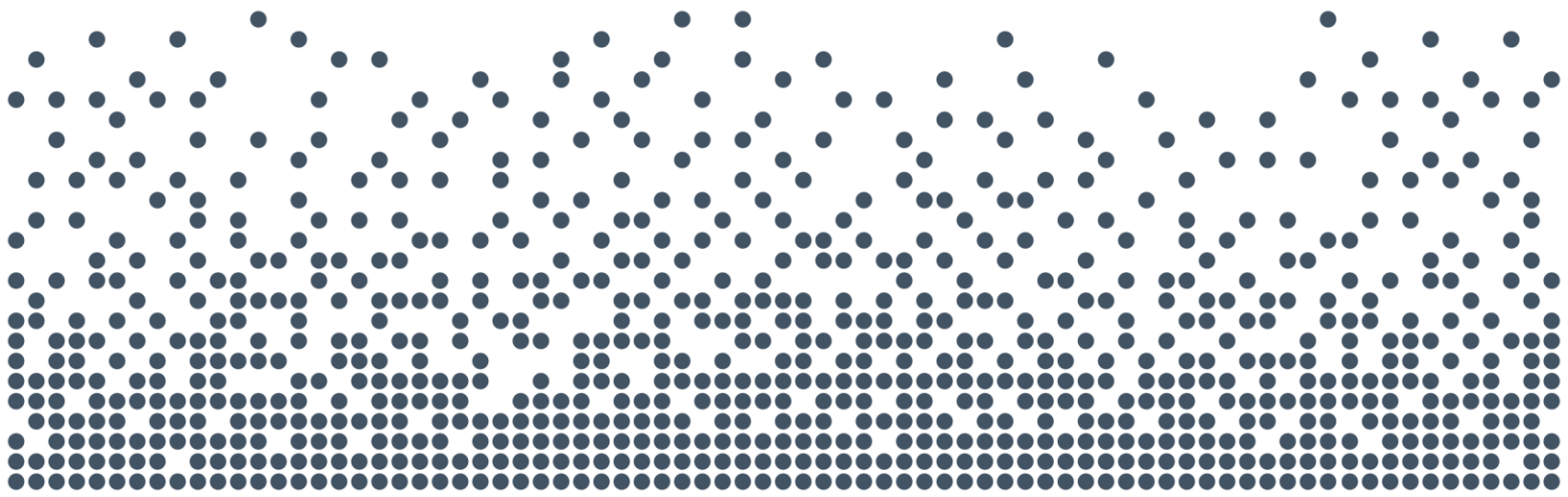
Table of Contents (Cont'd)

	Page
7.4 Other D.C. By-law Provisions	7-6
7.4.1 Categories of Services for Reserve Fund and Credit Purposes.....	7-6
7.4.2 By-law In-force Date	7-7
7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing	7-7
7.4.4 Area Rating.....	7-7
7.5 Other Recommendations	7-9
8. By-law Implementation	8-1
8.1 Introduction.....	8-1
8.1.1 Public Meeting of Council.....	8-1
8.1.2 Other Consultation Activity.....	8-1
8.2 Anticipated Impact of the Charge on Development.....	8-2
8.3 Implementation Requirements	8-3
8.3.1 Introduction	8-3
8.3.2 Notice of Passage.....	8-3
8.3.3 By-law Pamphlet.....	8-3
8.3.4 Appeals.....	8-4
8.3.5 Complaints.....	8-4
8.3.6 Credits	8-5
8.3.7 Front-Ending Agreements.....	8-5
8.3.8 Severance and Subdivision Agreement Conditions	8-5
Appendix A Background Information on Residential and Non-Residential Growth Forecast.....	A-1
Appendix B Level of Service	B-1
Appendix C Long-Term Capital and Operating Cost Examination	C-1
Appendix D D.C. Reserve Fund Policy	D-1
Appendix E Local Service Policy	E-1
Appendix F Asset Management Plan.....	F-1
Appendix G Capital Cost and Benefit to Existing Methodology	G-1
Appendix H Changes to the D.C.A.....	H-1
Appendix I Listing of Active Transportation Projects.....	I-1
Appendix J Proposed D.C. By-law.....	J-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
C.B.C.	Community Benefits Charge
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
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*, as amended (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 15-year historical service calculation; and
 - D.C. reserve funds (where applicable);
 - 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs are divided by the growth to provide the D.C.



3. Several changes to the D.C.A. have occurred since the passage of the Township's 2021 D.C. By-law. These changes include additional mandatory exemptions, discounts, and limitations of imposing D.C.s. Further discussion is provided in Chapter 1, and a detailed summary of the changes is provided in Appendix H.
4. The growth forecast (Chapter 3) on which the D.C. study is based, projects the following population, housing, and non-residential floor area for the 10-year (2025 to 2034), 2051 (2025 to 2051), and urban 2051 (2025 to 2051) periods.

Table ES-1
Summary of Growth Forecast by Planning Period
Township of Centre Wellington

Measure	10 Year 2025 to 2034	2051 2025 to 2051	Urban 2051 Urban 2025 to 2051
(Net) Population Increase	7,439	20,559	20,168
Residential Unit Increase	3,249	8,794	8,564
Non-Residential Gross Floor Area Increase (sq.ft.)	2,699,700	7,037,600	6,836,400

Source: Watson & Associates Economists Ltd. Forecast 2025

5. On March 29, 2021, the Township of Centre Wellington passed By-law 2021-11 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. The Township is undertaking a D.C. public process and anticipates passing a new by-law March 23, 2026, with the mandatory public meeting on February 9, 2026.
6. The Township's D.C.s currently in effect (as of January 1, 2025) for single detached dwelling units for Township-wide services are \$22,006. Non-residential charges per sq.ft. for Township-wide services are \$6.70. Additionally, the Township charges D.C.s for water and wastewater services on an urban serviced-area basis. The D.C. for a single detached unit is \$13,997 for water and wastewater services for a total of \$36,003 for full urban-area services. The non-residential charge is \$5.01 per sq.ft for water and wastewater services, for a total of \$11.71 per sq.ft. for full urban services.
7. This report has undertaken a recalculation of the charges based on future identified needs (presented in Table ES-3 for residential and non-residential



development). The corresponding single detached unit charge is \$29,117 for Township-wide services and \$17,228 for water and wastewater services, for a total of \$46,345 for full urban-area services. The non-residential charge per sq.ft is \$6.58 for Township-wide services and \$7.70 for water and wastewater services, for a total of \$14.28 for full urban-area services. 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 6-5. A summary of these costs is provided below:

Table ES-2
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next ten	\$550,679,419
Less: Benefit to existing development	\$67,078,328
Less: Post planning period benefit	\$88,536,200
Less: Other Deductions	\$133,200
Less: Grants, subsidies and other contributions	\$71,401,583
Net costs to be recovered from development	\$323,530,108

This suggests that for the non-D.C. cost over the ten-year D.C. by-law (benefit to existing development, other deductions), approximately \$67.21 million (or an annual amount of \$6.72 million) will need to be contributed from taxes and rates, or other sources. Note, \$71.40 million of the costs are anticipated to be paid for by grants, subsidies, and other contributions.

Based on the above table, the Township plans to spend approximately \$550.68 million over the life of the by-law, of which \$323.53 million (59%) is recoverable from D.C.s. Of this net amount, \$261.81 million is recoverable from residential development and \$61.72 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 period.

The following services are calculated based on an urban 2051 forecast:

- Wastewater Services – Treatment;
- Wastewater Services – Sewers;
- Water Services – Wells, Treatment and Storage;
- Water Services – Distribution; and
- Land – Urban 2051 Forecast.

The following services are calculated based on a Township-wide 2051 forecast:

- Services Related to a Highway (including Active Transportation);
- Public Works (Facilities and Fleet);
- Fire Protection Services;
- Parks and Recreation Services; and
- Land – 2051 Year Forecast.

The following services are calculated based on a 10-year forecast:

- Growth Studies; and
- Land – 10 Year Forecast.

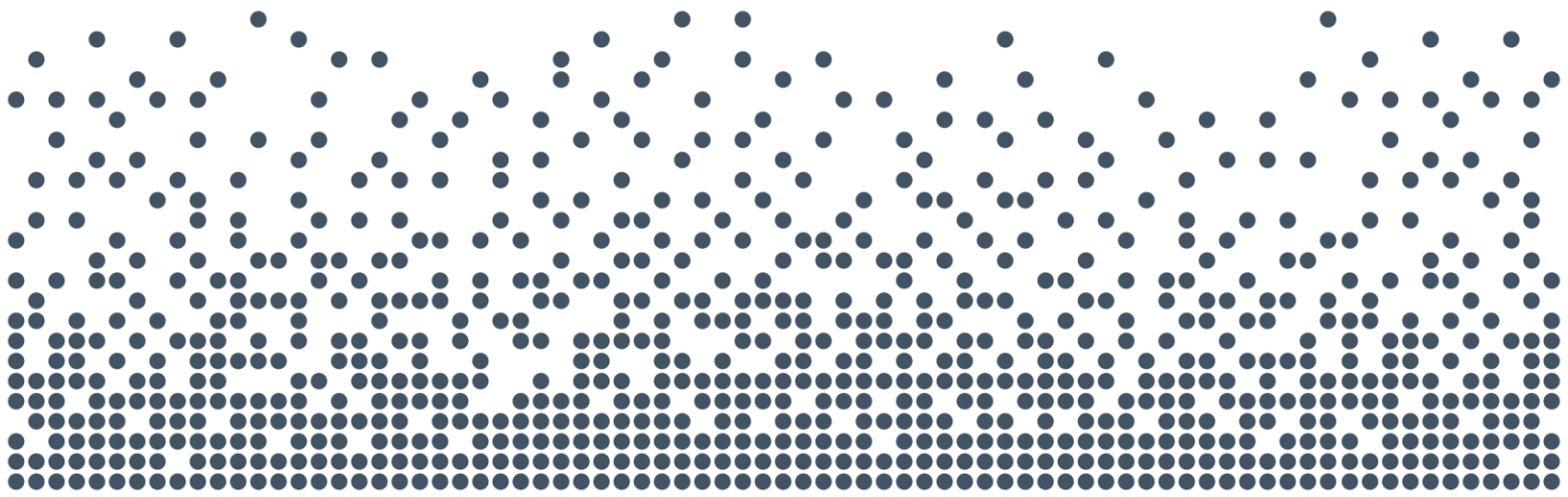
Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-laws, which are provided under separate cover. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law;
- considering if any changes are required to the Local Service Policy; 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-3
Township of Centre Wellington
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 Service:						
Services Related to a Highway	6,952	5,672	4,703	3,430	2,618	3.10
Public Works (Facilities and Fleet)	3,265	2,664	2,209	1,611	1,230	1.46
Fire Protection Services	987	805	668	487	372	0.44
Parks and Recreation Services	16,552	13,503	11,197	8,166	6,233	0.95
Growth Studies	978	798	662	482	368	0.46
Land - 2051 Forecast	383	312	259	189	144	0.17
Land - 10 Year Forecast	-	-	-	-	-	0.00
Total Municipal Wide Services/Class of Services	29,117	23,754	19,698	14,365	10,965	6.58
Urban Services						
Wastewater Treatment	7,784	6,350	5,266	3,840	2,931	3.47
Wastewater Sewers	889	725	601	439	335	0.40
Water Treatment plants and storage	3,398	2,772	2,299	1,676	1,280	1.52
Water Distribution	4,718	3,849	3,192	2,328	1,777	2.11
Land - Urban 2051 Forecast	439	358	297	217	165	0.20
Total Urban Services	17,228	14,054	11,655	8,500	6,488	7.70
GRAND TOTAL RURAL AREA	29,117	23,754	19,698	14,365	10,965	6.58
GRAND TOTAL URBAN AREA	46,345	37,808	31,353	22,865	17,453	14.28



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the Development Charges Act, as amended, (D.C.A.) (section 10) and, accordingly, recommends new development charges (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 2025 and early 2026. Watson worked with Township staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study, and the proposed D.C. by-law, will be distributed to members of the public and development community 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 J).

In addition, the report is designed to provide 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 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 D.C.A. has been scheduled for February 9, 2026. 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 19, 2025.

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

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	April 2025 to November 2025
2. Public release of final D.C. Background study and proposed by-law	December 19, 2025
3. Public meeting advertisement placed in newspaper	At least 21 days prior to the Public Meeting
4. Stakeholder Meeting	January 21, 2026
5. Release of Addendum Report #1	February 6, 2026
6. Public meeting of Council	February 9, 2026
7. Release of Addendum Report #2	March 13, 2026
8. Council considers adoption of background study and passage of by-law	March 23, 2026
9. Newspaper notice given of by-law passage	By 20 days after passage
10. Last day for by-law appeal	40 days after passage
11. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date



1.3 Changes to the D.C.A.

Since the passage of the Township's previous by-law, there have been a number of changes to the D.C.A. These changes include various additional mandatory exemptions, discounts, and limitations of imposing D.C.s. A high-level summary is provided below, and a detailed summary of the changes is provided in Appendix H.

- *Bill 213: Better for People, Smarter for Business Act, 2020* – new mandatory exemption for universities that receive operating funds from the Government;
- *Bill 109: More Homes for Everyone Act, 2022* – additional reporting requirements for the Annual Treasurer's statement on D.C. reserve funds;
- *Bill 23: More Homes Built Faster Act, 2022* – additional mandatory exemptions, discounts, and other changes:
 - Additional Residential Unit Exemption – add up to 2 units in a detached, semi-detached, or rowhouse within certain parameters and the units are exempt;
 - Housing was removed as a D.C. eligible service;
 - New exemption for Non-profit Housing;
 - New exemption for Affordable and Attainable Units;
 - New exemption for affordable units required through Inclusionary Zoning;
 - Extension of the historical level of service calculations from 10 years to 15 years;
 - Revised definition of capital costs and a mandatory phase-in (later reversed by Bill 185);
 - Extension of the by-law expiry requirements from 5 years to 10 years;
 - Discount for rental housing based on the number of bedrooms (15% to 25%);
 - Maximum interest rate for instalment payments and the rate freeze; and
 - Requirement to spend or allocate at least 60% of reserve funds for water, wastewater, and services related to a highway;
- *Bill 134: Affordable Homes and Good Jobs Act, 2023* – refinement to the definition of affordable housing for the purposes of the exemption;
- *Bill 185: Cutting Red Tape to Build More Homes Act, 2024* – reversal of changes from Bill 23 and public process changes:
 - Revised definition of capital costs to reinclude growth-related studies;
 - Removed the mandatory phase-in from Bill 23;



- Introduced a streamlined process for minor by-law amendments;
- Reduced the rate freeze timing from 2 years to 18 months; and
- Modernized public notice requirements in certain instances.
- **Bill 17: *Protect Ontario by Building Faster and Smarter Act, 2025*** – additional exemptions, changes to timing of payment, and other changes:
 - Exemption for long-term care homes;
 - Change in definition of capital costs to allow changes via regulation;
 - Expansion of the simplified by-law amendment process to include scenarios where D.C.s are reduced;
 - Requirement to impose the lower of the current D.C. or the rate freeze (with interest);
 - Allowance for regulation to group services together for the purposes of D.C. credits;
 - Deferral of D.C.s to occupancy for all residential development;
 - Removal of interest for legislated amendments; and
 - The ability to waive the requirement for instalments or payment at occupancy without the need for an early payment agreement.
 - Ontario Regulation 164/25 – Introduction of London Series for the purposes of indexing a D.C. by-law and expansion of the requirement to spend or allocate 60% of reserve fund balances to all services.
- **Bill 60: *Fighting Delays, Building Faster Act, 2025 and Regulatory Changes*** – introduces class of service for land acquisition and other reporting requirements;
 - Addition of class of service for land acquisition (with removal of land costs from level of service calculations);
 - Additional requirements related to providing a local service policy;
 - Merging of credits for water supply services and wastewater services;
 - Requirement to provide greater details in background study with respect to how capital costs are determined and how growth-related and non-growth-related shares of costs are determined;
 - Additional requirements to provide documents to the Minister;
 - Deadlines provided for Treasurer’s Statement completion and submission to the Minister of Municipal Affairs and Housing; and
 - Additional reporting requirements for the Treasurer’s Statement.



Chapter 2

Current Township of Centre Wellington D.C. Policies



2. Current Township of Centre Wellington D.C. Policies

2.1 Schedule of Changes

On March 29, 2021, the Township of Centre Wellington passed By-law 2021-11 under the D.C.A. This by-law will expire on March 30, 2026. 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.

The by-law imposes D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as of January 1, 2025 (note: see section 2.4 below on indexing).

Table 2-1
Township of Centre Wellington
Current D.C. Rates
January 1, 2025

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	per sq. ft.
Municipal Wide Services/Class of Service:						
Services Related to a Highway	12,050	9,391	6,524	5,546	4,285	4.95
Public Works (Facilities and Fleet)	2,219	1,729	1,201	1,021	788	0.89
Fire Protection Services	953	744	515	439	338	0.39
Parks and Recreation Services	6,146	4,791	3,329	2,830	2,187	0.23
Growth Studies	638	499	345	295	228	0.24
Total Municipal Wide Services/Class of Services	22,006	17,154	11,914	10,131	7,826	6.70
Urban Services						
Wastewater	6,862	5,350	3,715	3,158	2,440	2.46
Water	7,135	5,559	3,861	3,283	2,536	2.55
Total Urban Services	13,997	10,909	7,576	6,441	4,976	5.01
GRAND TOTAL RURAL AREA	22,006	17,154	11,914	10,131	7,826	6.70
GRAND TOTAL URBAN AREA	36,003	28,063	19,490	16,572	12,802	11.71

2.2 Services Covered

The following services are covered under By-law 2021-11:

Township-wide Services:



- Services Related to a Highway;
- Public Works;
- Fire Protection Services
- Parks and Recreation Services; and
- Growth Studies.

Urban Area Services:

- Wastewater Services; and
- Water Services.

2.3 Timing of D.C. Calculation and Payment

D.C.s are calculated and payable on the date that the first building permit is issued in relation to a building or structure on land to which the D.C. relates.

The services related to a highway component of D.C.s with respect to an approval of a Plan of Subdivision under section 51 of the Planning Act, shall be addressed in the subdivision agreement.

D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment application are frozen at the time the application is submitted. Once the application is approved, the applicant has 18 months to obtain the building permits related to the development, otherwise, the current D.C. is applicable.

D.C.s for rental housing and institutional development shall be paid in 6 equal annual instalments, with the first payment due upon occupancy or occupancy permit.

Note: additional legislative changes have been provided with respect to timing of payment (e.g. residential D.C.s are now payable at occupancy). Further details are provided in Appendix H. The draft by-law provided in Appendix J incorporates these legislative changes to align the policies with current legislation.

Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the D.C.A.



2.4 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually each January 1st, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02).^[1]

Note: the D.C.s will be indexed on January 1, 2026. Based on the most recent Statistics Canada Non-Residential Building Construction Price Index, it is anticipated that the rates presented in Table 2-1 will increase by 4.2%.

2.5 Redevelopment Allowance

As a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of 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.s 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 applicable D.C.s by the gross floor area that has been or will be demolished or converted to another principal use;

^[1] Ontario Regulation (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.



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

Note: with respect to brownfield development, the timeline for eligibility for a redevelopment allowance is 300 months (25 years) from the time of demolition to the date of payment of D.C.s.

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 2021-11:

- A place of worship or buildings for purposes of a 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 use for industrial, commercial and/or institutional; and
- Shipping containers used for industrial, commercial and/or institutional uses.



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

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services over a 10-year (2025 to 2035) and a longer-term (2025 to 2051) time horizon.

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 subsection 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.”

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

The D.C. growth forecast has been derived by Watson in consultation with the Township of Centre Wellington. 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:

- County of Wellington Official Plan, Office Consolidation, May 2025, and Official Plan Amendment 126;
- Township of Centre Wellington Housing Needs Assessment, July 4, 2025, Watson & Associates Economists Ltd.;
- Township of Centre Wellington 2024 Land Needs Assessment by Urban Centre, Watson & Associates Economists Ltd.;
- County of Wellington Phase 1 Municipal Comprehensive Review Report: Urban Structure and Growth, as amended January 31, 2022, and Phase 2 Report: Urban Land Needs Assessment, August 29, 2022, Watson & Associates Economists Ltd.;



- Township of Centre Wellington Development Charges Background Study, consolidated April 16, 2021, Addendum 1 Report, January 27, 2021, Addendum 2 Report and Approved Development Charges By-law #2021-11, February 8, 2021, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2015 to 2024 period;
- Residential and non-residential supply opportunities as identified by Township of Centre Wellington staff; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of Centre Wellington.

3.3 Summary of Growth Forecast

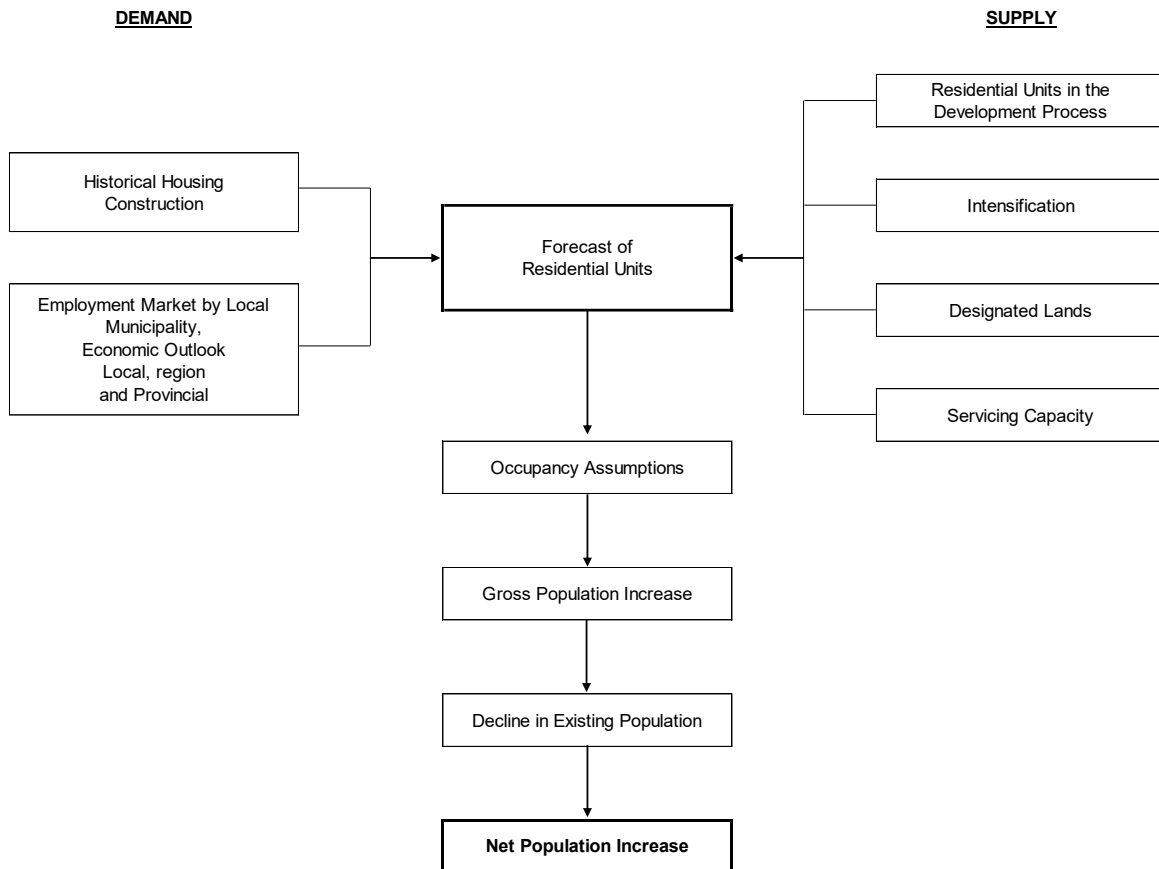
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the 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 the Township of Centre Wellington (excluding census undercount) is anticipated to reach approximately 42,670 by late-2035 and 55,790 by mid-2051, resulting in an increase of approximately 7,440 and 20,560 persons, respectively. ^[1]

^[1] The population figures used in the calculation of the 2025 D.C. exclude the net Census undercount, which is estimated at approximately 4.3%. Population figures presented herein have been rounded.



Figure 3-1
Population and Household Forecast Model





**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		Equivalent Institutional Households
Historical	Mid 2011	27,840	26,693	483	26,210	7,924	450	1,350	221	9,945	439	2.684
	Mid 2016	29,410	28,191	556	27,635	8,470	660	1,540	160	10,830	505	2.603
	Mid 2021	32,430	31,093	448	30,645	9,260	920	1,680	120	11,980	407	2.595
Forecast	Late 2025	36,750	35,233	510	34,723	10,042	1,385	2,064	120	13,611	464	2.589
	Late 2035	44,510	42,672	620	42,052	12,323	1,795	2,522	120	16,760	564	2.546
	Mid 2051	58,200	55,792	812	54,981	15,175	3,175	3,660	120	22,130	738	2.521
Incremental	Mid 2011 - Mid 2016	1,570	1,498	73	1,425	546	210	190	-61	885	66	
	Mid 2016 - Mid 2021	3,020	2,902	-108	3,010	790	260	140	-40	1,150	-98	
	Mid 2021 - Late 2025	4,320	4,140	62	4,078	782	465	384	0	1,631	57	
	Late 2025 - Late 2035	7,760	7,439	110	7,329	2,281	410	458	0	3,149	100	
	Late 2025 - Mid 2051	21,450	20,559	302	20,258	5,133	1,790	1,596	0	8,519	274	

^[1] Population includes the Census undercount estimated at approximately 4.3% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Notes:

Numbers may not add due to rounding.

Source: Derived from the County of Wellington Official Plan (including Official Plan Amendment 126), Township of Centre Wellington 2024 Land Needs Assessment, and County of Wellington Municipal Comprehensive Review forecast for the Township of Centre Wellington by Watson & Associates Economists Ltd., and discussions with Township of Centre Wellington staff regarding servicing and land supply by Watson & Associates Economists Ltd.



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

1. Unit Mix (Appendix A – Schedules 1, 6 and 7)

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6) and discussions with Township staff regarding anticipated development trends for the Township of Centre Wellington.
- Based on the above indicators, the 2025 to 2051 household growth forecast for the Township is comprised of a unit mix of 60% low density units (single detached and semi-detached), 21% medium density (multiples except apartments) and 19% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by 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 2025 and 2051 by development location is summarized below.

Table 3-2
Township of Centre Wellington
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2025 to 2051	Percentage of Housing Growth, 2025 to 2051
Fergus	6,500	76%
Elora-Salem	1,800	21%
Rural	220	3%
Township of Centre Wellington	8,520	100%

Note: Figures may not sum precisely due to rounding.



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 and certain services with respect to land 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 Units (Appendix A – Schedules 3, 4 and 5)

- The number of housing units to be constructed by 2051 in the Township of Centre Wellington over the forecast period is presented in Table 3-1. Over the 2025 to 2051 forecast period, the Township is anticipated to average approximately 344 new housing units per year.
- Institutional population ^[1] is anticipated to increase by approximately 300 people between 2025 to 2051.
- 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 8a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township of Centre Wellington. Due to data limitations, medium and high-density P.P.U. data was derived from the County of Wellington Census Division, which includes the Township of Centre Wellington and is outlined in Schedule 8b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which have recently been observed in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.921
 - Medium density: 2.383

^[1] Institutional population largely 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 collective households.



- High density: 1.810

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

- Existing households for late-2025 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[1] The forecast population change in existing households over the 2025 to 2051 forecast period is forecast to decline by approximately 1,890.

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

- The employment forecast 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 data ^{[2],[3]} (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%);
 - 2,272 industrial (24%);
 - 3,388 commercial/population-related (36%); and
 - 2,115 institutional (22%).

^[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

^[2] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

^[3] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.



- The 2016 employment by usual place of work, including work at home, is 9,420. An additional 1,010 employees have been identified for the Township of Centre Wellington in 2016 that have no fixed place of work (N.F.P.O.W.).^[1]
- Total employment, including work at home and N.F.P.O.W. for the Township of Centre Wellington is anticipated to reach approximately 17,360 by late-2035 and 25,080 by mid-2051. This represents an employment increase of approximately 4,860 for the 10-year forecast period and 12,580 for the longer-term forecast period.
- 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 G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and 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 12,530 by late-2035 and 17,850 by mid-2051. This represents an employment increase of approximately 3,290 for the 10-year forecast period and 8,600 for the longer-term forecast period. ^[2]

^[2] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

^[2] G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b. Total employment growth in Schedule 10b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 10b is anticipated to reach approximately 12,480 by late-2035 and 17,700 by mid-2051.



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

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,300 sq.ft. per employee for industrial;
 - 450 sq.ft. per employee for commercial/population-related; and
 - 680 sq.ft. per employee for institutional employment.
- The Township-wide incremental G.F.A. is anticipated to increase by 2.70 million sq.ft. over the 10-year forecast period and 7.04 million sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2025 to 2051 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary – 3%
 - industrial – 58%;
 - commercial/population-related – 22%; and
 - institutional – 17%.

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

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by area for the Township of Centre Wellington.
- The amount and percentage of forecast total non-residential growth between 2025 and 2051 by development location is summarized below.



Table 3-3
Township of Centre Wellington
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2025 to 2051	Percentage of Non-Residential G.F.A., 2025 to 2051
Fergus	4,694,900	67%
Elora-Salem	2,141,500	30%
Rural	201,200	3%
Township of Centre Wellington	7,037,600	100%

Note: Figures may not sum precisely due to rounding



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 subsection 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 services that are provided within the Township.

A number of these services are not included in the list of eligible services provided in subsection 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 subsection 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 that 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, subsection 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

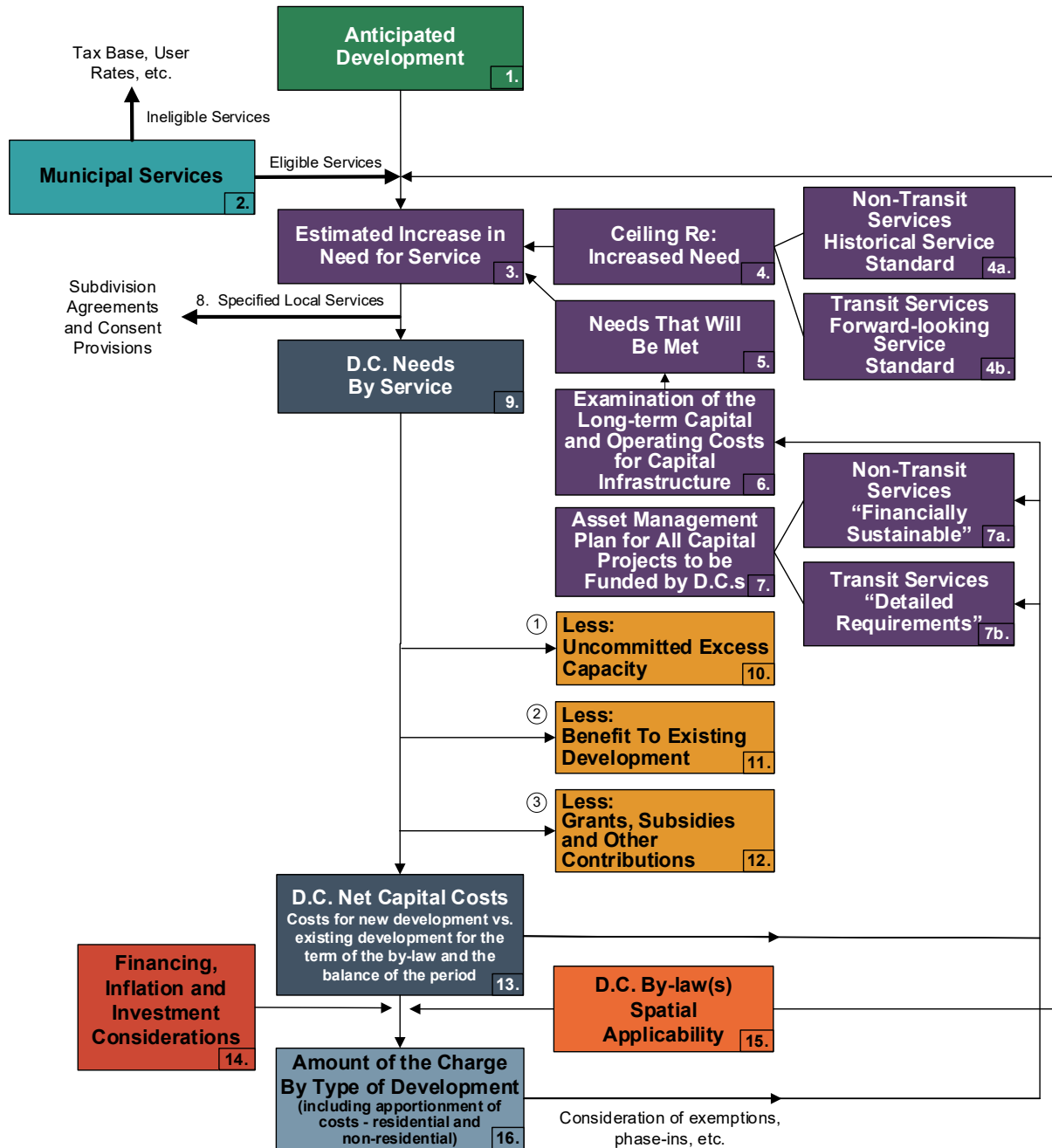




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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/parking lots - indoor	0
	Ineligible	2.4 Municipal parking spaces/parking lots - 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
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

^[1] with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ^[1]	100
	Yes	4.3 Small equipment and gear	100
5. Park 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
6. Recreation Services	Yes	5.6 Parks rolling stock ^[1] and yards	100
	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, multi-use recreational facilities etc. (including land)	100
	Yes	6.2 Recreation amenities 6.3 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

^[1] with 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
	No	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 Policing detachments	100
	n/a	14.2 Policing rolling stock ^[1]	100
	n/a	14.3 Small equipment and gear	100
15. Long-term Care	n/a	15.1 Long-term Care space	100
	n/a	15.2 Vehicles ^[1]	100
16. Child Care and Early Years	n/a	16.1 Childcare space	100
	n/a	16.2 Vehicles ^[1]	100
17. Public Health	n/a	17.1 Health department space	100
	n/a	17.2 Health department vehicles ^[1]	100
18. Social Services	Ineligible	18.1 Social service space	0
19. Provincial Offences Act (P.O.A.)	n/a	19.1 P.O.A. space	100
	n/a	19.2 Vehicles and equipment ^[1]	100

^[1] with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
20. Housing	n/a	20.1 Social Housing space	100
21. Ambulance	n/a	21.1 Ambulance station space	100
	n/a	21.2 Vehicles ^[1]	100
	n/a	21.3 Equipment and Gear	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	23.1 Office space	0
	Ineligible	23.2 Office furniture	0
	Ineligible	23.3 Computer equipment	0
24. Other Services	Yes	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land and facilities, including the D.C. background study cost	0-100
	Yes	24.2 Land costs related to D.C.-eligible services	100
	Yes	24.2 Interest on money borrowed to pay for growth-related capital	0-100

^[1] with a 7+ year lifetime

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 subsection 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) Costs to undertake studies in connection with any of the matters referred to in paragraphs a to d;
- f) Costs of the development charge background study required under section 10; and
- g) interest on money borrowed to pay for the above-referenced costs;

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” (subsection 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.” Subsection 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. Credit obligations 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 service.

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 have identified Public Works (Facilities and Fleet), Growth Studies, and Land Acquisition as classes of service.

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 subsection 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 the 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 future forecast periods, 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 that contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Township’s D.C. Reserve Fund balances by service as of December 31, 2024, are shown below:

Table 4-2
Summary of Development Charges Reserve Fund Balances
As of December 31, 2024

Service	Balance as of December 31, 2024	Less: Funding for projects not Reflected in Capital Project Listings	Adjusted Balance as of December 31, 2024
Services Related to a Highway	\$10,451,908	\$3,665,000	\$6,786,908
Fire Protection Services	\$2,047,316		\$2,047,316
Public Works	\$666,561		\$666,561
Parks and Recreation	\$6,092,151	\$825,000	\$5,267,151
Growth Studies	(\$817,054)	\$140,000	(\$957,054)
Wastewater Services	\$4,724,413	\$182,550	\$4,541,863
Water Services	\$5,674,589	\$467,600	\$5,206,989
Total	\$28,839,884	\$5,280,150	\$23,559,734

Note: Amounts in brackets are deficit balances.

4.9 Deductions

The D.C.A. potentially requires that four 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 below.

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 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). 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 factors 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 introduced in 2015 have provided for an alternative method for calculating the service 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.

Note, to align with recent legislative changes introduced by Bill 60, land values have been removed from the historical level of service calculations.

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of subsection 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 4.9.1 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 which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. Alternatively, 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 Wednesdays in one arena and Thursdays 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.

As per recent legislative changes introduced by Bill 60, further details regarding the approach to calculating the benefit to existing deductions by service are provided in Appendix G.

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 of this report.



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 legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) c. 2). The 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 the asset management planning. This examination has been included in Appendix F.

4.13 Transit

The D.C.A. provides for the following matters for Transit:

- The Background Study requires the following in regard to transit costs (as per subsection 8 (2) of the Regulations):
 - The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
 - i. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - ii. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - iii. the anticipated development after the 10-year period immediately following the preparation of the background study.



- 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.
- An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
- An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- A forward-looking service standard (as per 6.1(2) of the Regulations):
 - The service is a discrete service.
 - 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.
 - 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.
- A detailed asset management strategy and reporting requirements (subsection 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



5. D.C.-Eligible Cost Analysis by 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 subsection 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 service component is evaluated on two format sheets:

- The service standards that provide the average historical 15-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.

Note that due to recent legislative amendments to the D.C.A. and O.Reg. 82/98, the value of land has been excluded from the 15-year level of service analysis. In addition, further explanation as to the methodology for determining the capital costs and the benefit to existing deductions are provided in Appendix G.

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; accordingly, Council’s intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

5.2 Service Levels and Urban 2051 Capital Costs for Centre Wellington’s D.C. Calculation

This section evaluates the development-related capital requirements for water and wastewater services in the urban service areas of the Township.



5.2.1 Wastewater Services

Wastewater Treatment

Based on the Township's recently completed Water and Wastewater Servicing Master Plan, the need for a future expansion of the Fergus wastewater treatment plant has been identified at a gross capital cost estimate of \$71.28 million. A deduction of \$7.13 million has been applied to recognize the benefit to existing development. In addition, \$28.66 million has been deducted from the calculations to recognize the amount that benefits growth post-2051.

In addition to the expansion of the Fergus Wastewater Treatment Plant, the Township has also identified other capital needs such as a new sewage pumping station in South Elora and a new lift station at the Elora Wastewater Treatment Plant. Growth-related principal and discounted interest costs related to the expansion to the Elora Wastewater Treatment Plant have also been included in the calculations in the amount of approximately \$11.11 million.

Based on the above, the gross capital costs for all wastewater facility-related works are \$121.73 million. In addition to the reductions noted above for the Fergus plant, additional deductions of \$1.26 million have been made for the portion of the capital works that benefit existing development.

In addition, \$2.63 million has been deducted to reflect the balance in the reserve fund. The resultant net growth-related capital costs of approximately \$82.05 million have been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on the population to employment growth ratio in the urban area to 2051. This results in a 71% allocation to residential development and a 29% allocation to non-residential development.

Wastewater Collection System

The total gross capital cost estimated for linear infrastructure associated with the wastewater collection system is approximately \$35.63 million. These works include new wastewater mains, forcemains, extensions, and upgrades. In addition, outstanding debt and credit obligations of \$827,000 have been included for a total gross capital cost of



\$36.45 million. A deduction of \$3.73 million has been made to account for the benefit to existing development. In addition, a deduction of \$21.44 million has been made to account for the portion of works to be funded by the developing landowner, as per the requirements of the Local Service Policy. An additional \$1.91 million has been deducted from the calculations to reflect the balance in the reserve fund. The resultant net growth-related capital cost of approximately \$9.37 million has been included in the D.C. calculations.

These costs are allocated between residential (71%) and non-residential (29%) development based on the population to employment growth ratio to 2051 in the Township's urban area.



Table 5-1
 Infrastructure Cost Included in the Development Charges Calculation
 Wastewater Services – Treatment and Biosolids Facilities

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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%
1	Future Expansion of Fergus WPCP	2036-2042	71,280,000	28,663,100		42,616,900	7,128,000		35,488,900	25,197,119	10,291,781
2	Elora WWTP & Clyde St. Pump Station & BioSolids Debt - Principal	2025-2034	10,346,912	-		10,346,912	-		10,346,912	7,346,307	3,000,604
3	Elora WWTP & Clyde St. Pump Station & BioSolids Debt - Interest (Discounted)	2025-2034	765,090	-		765,090	-		765,090	543,214	221,876
4	New South Elora Sewage Pumping Station	2034	7,675,000	-		7,675,000	-		7,675,000	5,449,250	2,225,750
5	New Lift Station at the Elora WWTP	2034	5,805,000	-		5,805,000	-		5,805,000	4,121,550	1,683,450
6	New Sewage Pumping Station in South Fergus Secondary Plan Area	2034	19,045,000	-		19,045,000	427,500		18,617,500	13,218,425	5,399,075
7	New South Fergus Sewage Pumping Station in Area Identified as FE3 in the WWSMP	2034	5,810,000	-		5,810,000	130,400		5,679,600	4,032,516	1,647,084
8	Fergus WWTP Headworks Bar Screen	2026-2027	1,000,000	-		1,000,000	700,000		300,000	213,000	87,000
	Reserve Fund Adjustment						2,629,596		(2,629,596)	(1,867,013)	(762,583)
	Total		121,727,002	28,663,100	-	93,063,902	11,015,496	-	82,048,406	58,254,368	23,794,038



Table 5-2
 Infrastructure Cost Included in the Development Charges Calculation
 Wastewater Services – Collection System

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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%
1	McQueen Sanitary Extension - Fergus/Nichol Boundary to Guelph St.	2034	435,000	-		435,000	-	435,000	-	-	-
2	New Forcemain on Union St. - Guelph Rd. to Athol St. to Tower St. to Fergus WWTP	2034	2,024,200	-		2,024,200	10,900	1,477,700	535,600	380,276	155,324
3	New Forcemain on Wellington Rd. 7 - SPS in Area ER1 to First Line	2034	2,120,000	-		2,120,000	-		2,120,000	1,505,200	614,800
4	New sanitary sewer on Wellington Rd. 7 - First Line to Elora WWTP	2034	3,140,000	-		3,140,000	-		3,140,000	2,229,400	910,600
5	Upgrading Geddes St. Sanitary Sewer	2034	800,000	-		800,000	552,000		248,000	176,080	71,920
6	Upgrading sanitary sewer on East Mill St. - Melville St to Irvine	2034	1,190,000	-		1,190,000	718,500		471,500	334,765	136,735
7	New Forcemain on Guelph St - South Fergus SPS to Union St	2034	1,908,300	-		1,908,300	11,600	1,393,100	503,600	357,556	146,044
8	New sanitary sewer connecting areas identified as FE3 and FE4 in the WWSMP through the South Fergus Secondary Plan Area	2034	4,810,000	-		4,810,000	-	4,422,530	387,470	275,104	112,366
9	New Forcemain from Sewage Pumping Station in Area FE3 to gravity connection	2034	300,000	-		300,000	-		300,000	213,000	87,000
10	Upgrading sanitary sewer on Beatty Ln. - St. Andrew St. W to Colquhoun St.	2034	280,000	-		280,000	181,400		98,600	70,006	28,594
11	Upgrading sanitary sewer on Colquhoun St - Beatty Ln. to St. Andrew St. W	2034	1,640,000	-		1,640,000	1,148,000		492,000	349,320	142,680
12	Upgrading sanitary sewer on Holman Cres. and Perry St.	2034	770,000	-		770,000	407,100		362,900	257,659	105,241
13	New sanitary sewers on Barnett Crescent north and south to Guelph Street	2034	775,000	-		775,000	232,500	542,500	-	-	-
14	New sanitary sewers on Chambers Crescent north and south to Guelph Street	2034	775,000	-		775,000	232,500	542,500	-	-	-



Table 5-2 (cont'd)
 Infrastructure Cost Included in the Development Charges Calculation
 Wastewater Services – Collection System

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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%
15	New sanitary sewers on Cummings Crescent north and south to Guelph Street	2034	775,000	-		775,000	232,500	542,500	-	-	-
16	New sanitary sewer on Guelph Street to new South Fergus SPS	2034	1,085,000	-		1,085,000	-		1,085,000	770,350	314,650
17	New sanitary sewer for 290 Chambers, 340 Cummings and 391 Cummings Crescent	2034	715,000	-		715,000	-		715,000	507,650	207,350
18	Local Servicing for Water and Wastewater Servicing Master Plan Area FE1	2034	710,000	-		710,000	-	710,000	-	-	-
19	Local Servicing for Water and Wastewater Servicing Master Plan Area FE2	2034	515,000	-		515,000	-	515,000	-	-	-
20	Local Servicing for Water and Wastewater Servicing Master Plan Area FE3	2034	2,825,000	-		2,825,000	-	2,825,000	-	-	-
21	Local Servicing for Water and Wastewater Servicing Master Plan Area FE4	2034	1,260,000	-		1,260,000	-	1,260,000	-	-	-
22	Local Servicing for Water and Wastewater Servicing Master Plan Area FE5	2034	1,730,000	-		1,730,000	-	1,730,000	-	-	-
23	Local Servicing for Water and Wastewater Servicing Master Plan Area ER1	2034	4,100,000	-		4,100,000	-	4,100,000	-	-	-
24	Local Servicing for Water and Wastewater Servicing Master Plan Area ER2	2034	945,000	-		945,000	-	945,000	-	-	-
	Outstanding Debt & Credits										
25	Elora WWTP & Clyde St. Pump Station & BioSolids Debt - Principal	2025-2034	544,574	-		544,574	-		544,574	386,648	157,927
26	Elora WWTP & Clyde St. Pump Station & BioSolids Debt - Interest (Discounted)	2025-2034	40,268	-		40,268	-		40,268	28,590	11,678
27	Developer Credits - Ainley		77,000	-		77,000	-		77,000	54,670	22,330
28	Developer Credits - Haylock		165,300	-		165,300	-		165,300	117,363	47,937
	Reserve Fund Adjustment						1,912,267		(1,912,267)	(1,357,710)	(554,557)
	Total		36,454,642	-	-	36,454,642	5,639,267	21,440,830	9,374,545	6,655,927	2,718,618



5.2.2 Water Services

Water Treatment, Supply, and Storage Facilities

Based on the anticipated growth in the Township, additional wells and related works have been identified for inclusion in the D.C. calculations. In addition to these works, costs related to existing debt and future financing costs have been included. The total gross costs included on the capital listing is \$48.20 million. Of this amount, \$5.85 million has been deducted to account for growth outside of the forecast period and \$3.80 million has been deducted to account for the benefit to existing development. Furthermore, the existing reserve fund balance of \$2.73 million has also been deducted from the calculations. As a result, the net growth-related capital cost included in the D.C. calculation is \$35.82 million.

The growth costs have been allocated 71% to residential development and 29% to non-residential development based on the incremental growth in population to employment, for the urban 2051 forecast period.

Water Distribution System

Water distribution works related to new watermains, extensions, and upgrades have been identified to accommodate new development. The total gross capital cost estimated for this water linear infrastructure is \$73.53 million. In addition, outstanding debt principal, discounted interest, and credits of approximately \$2.50 million have been included in the D.C. calculations. Deductions from the calculations have been made in the amounts of \$2.83 million and \$16.98 million for the portion of the works that benefit existing development and the portion that is to be funded by developing landowners based on the local service policy. In addition, a deduction of \$2.48 million has been made to reflect the existing D.C. reserve fund balance. The resultant net growth-related capital cost of approximately \$49.74 million has been included in the D.C. calculations.

The growth costs have been allocated 71% to residential development and 29% to non-residential development based on the incremental growth in population to employment, for the urban 2051 forecast period.



Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Water Services – Treatment, Supply and Storage Facilities

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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%
1	New Well - Area #3	2029-2030	4,100,000	-		4,100,000	-		4,100,000	2,911,000	1,189,000
2	New Well - Area #5	2040	5,850,000	5,850,000		-	-		-	-	-
3	Replacement of F2 Well with additional capacity expanded	2026	2,800,000	-		2,800,000	700,000		2,100,000	1,491,000	609,000
4	Well F2 - Growth Related Interest (Discounted)	2025-2034	189,226	-		189,226	-		189,226	134,351	54,876
5	Replacement and expansion of F5 Well and Generators	2028	3,650,000	-		3,650,000	3,102,500		547,500	388,725	158,775
6	Well F5 - Growth Related Interest (Discounted)	2025-2034	24,970	-		24,970	-		24,970	17,728	7,241
7	New Well - Area 7	2026-2027	4,100,000	-		4,100,000	-		4,100,000	2,911,000	1,189,000
8	New Water Reservoir in Fergus	2030-2031	15,060,000	-		15,060,000	-		15,060,000	10,692,600	4,367,400
9	Middlebrook Well Site	2036	8,800,000	-		8,800,000	-		8,800,000	6,248,000	2,552,000
	Outstanding Debt, Estimated Future Financing and Reserve Fund Adjustment										
10	Fergus Water Tower - Debt Principal	2025	191,145	-		191,145	-		191,145	135,713	55,432
11	Fergus Water Tower - Debt Interest (Discounted)	2025	6,862	-		6,862	-		6,862	4,872	1,990
12	LT Water Supply Implementation - Groundwater Investigation Study - Principal	2025-2044	2,420,000	-		2,420,000	-		2,420,000	1,718,200	701,800
13	LT Water Supply Implementation - Groundwater Investigation Study - Discounted Interest	2025-2044	631,991	-		631,991	-		631,991	448,714	183,278
14	Growth-Related Financing Costs for New Well - Area #3 - Interest (Discounted)	2031-2050	253,821	-		253,821	-		253,821	180,213	73,608
15	Growth-Related Financing Costs for New Well - Area #7 - Interest (Discounted)	2034-2053	117,049	-		117,049	-		117,049	83,105	33,944
	Reserve Fund Adjustment					-	2,726,975		(2,726,975)	(1,936,152)	(790,823)
	Total		48,195,064	5,850,000	-	42,345,064	6,529,475	-	35,815,589	25,429,068	10,386,521



Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Water Services – Distribution System

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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%
1	Irvine Watermain Extension – Bricker to SR 15	2034	910,000	-		910,000	-		910,000	646,100	263,900
2	McQueen Watermain Extension - Fergus/Nichol Boundary to Guelph St	2034	880,000	-		880,000	-		880,000	624,800	255,200
3	Guelph St. - Watermain Extension - South of Cummings Cres (South Fergus SPS). to Union St.	2034	1,202,800	-		1,202,800	6,500	878,100	318,200	225,922	92,278
4	Guelph St. Watermain Extension - South of Cummings Cres. (South Fergus SPS) to Second Line	2034	2,660,000	-		2,660,000	-		2,660,000	1,888,600	771,400
5	McQueen Blvd - Millburn Blvd to McTavish St	2034	675,000	-		675,000	-	675,000	-	-	-
6	Garafraxa St - 175M west of Maiden Lane to Beatty	2034	400,000	-		400,000	-	400,000	-	-	-
7	Second Line Watermain Extension - HWY 6 to Jones Baseline	2034	2,190,000	-		2,190,000	-		2,190,000	1,554,900	635,100
8	Second Line Watermain Extension - HWY 6 to Guelph St	2034	1,530,000	-		1,530,000	-		1,530,000	1,086,300	443,700
9	Scotland Watermain Extension - Exsiting Limit to Second Line	2034	1,590,000	-		1,590,000	-		1,590,000	1,128,900	461,100
10	HWY 6 Watermain Extension - Existing Limit to Second Line	2034	1,430,000	-		1,430,000	-		1,430,000	1,015,300	414,700
11	Woolwich Watermain Extension - Irvine to James	2034	1,620,000	-		1,620,000	-		1,620,000	1,150,200	469,800
12	W.R.7 Watermain Extension - David St. to Woolwich	2034	2,090,000	-		2,090,000	41,800		2,048,200	1,454,222	593,978
13	Woolwich Watermain Extension - W.R.7 to New Well 3	2034	6,510,000	-		6,510,000	130,200		6,379,800	4,529,658	1,850,142
14	3rd Line Watermain Extension - W.R.18 to Middlebrook Road Well	2034	4,510,000	-		4,510,000	90,200		4,419,800	3,138,058	1,281,742
15	W.R.7 Watermain Extension - Woolwich to Well Area 5	2034	4,090,000	4,008,200		81,800	81,800		-	-	-
16	Sideroad 10(11) Watermain Extension - W.R.7 to Well Area 5	2034	830,000	-		830,000	-		830,000	589,300	240,700



Table 5-4 (cont'd)
 Infrastructure Cost Included in the Development Charges Calculation
 Water Services – Distribution System

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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%
17	First Line Watermain Extension - Existing Stub to ER5 (East Limit)	2034	1,040,000	-		1,040,000	20,800		1,019,200	723,632	295,568
18	Carlton Place Watermain Replacement – Victoria to W.R.7	2034	1,400,000	-		1,400,000	980,000		420,000	298,200	121,800
19	Beatty Line Watermain Extension - Farley to SDRD 15	2028	2,250,000	-		2,250,000	45,000		2,205,000	1,565,550	639,450
20	SDRD 15 Watermain Extension - Beatty Line to Well Area 7	2028	2,090,000	-		2,090,000	41,800		2,048,200	1,454,222	593,978
21	Upsize Existing Watermain on Union Street - Guelph Street to Tower Street	2034	1,276,000	-		1,276,000	253,200	931,500	91,300	64,823	26,477
22	Replace Existing 150mm Watermain with 300mm Watermain on WR 7 from 105m north of Ross to WR21	2034	612,000	-		612,000	289,200		322,800	229,188	93,612
23	Connection of New Reservoir to Low Pressure Zone in Fergus	2033	1,620,000	-		1,620,000	-		1,620,000	1,150,200	469,800
24	Connection of New Reservoir to High Pressure Zone in Fergus	2033	1,620,000	-		1,620,000	-		1,620,000	1,150,200	469,800
25	Watermain Extension on First Line at Wellington Rd. 7	2034	570,000	-		570,000	-		570,000	404,700	165,300
26	Watermain Extension on Wellington Rd. 7 - Area ER1 in WWSMP to First Line	2034	1,950,000	-		1,950,000	-		1,950,000	1,384,500	565,500
27	Watermain Extension on Wellington Rd. 7 - First Line to Existing Main South of York St.	2034	2,210,000	-		2,210,000	-		2,210,000	1,569,100	640,900
28	Watermain Extension on Middlebrook Rd. - Third Ln W to Middlebrook Well Location	2034	2,400,000	-		2,400,000	-		2,400,000	1,704,000	696,000
29	Watermain Extension on HWY 6 - Area FE3 to Second Line	2034	1,470,000	-		1,470,000	-		1,470,000	1,043,700	426,300
30	Watermain Extension on Jones Baseline - FE3 to Second Line	2034	1,470,000	-		1,470,000	-		1,470,000	1,043,700	426,300
31	Watermain Extension on St. George St. W - Maple Street to Beatty Ln	2034	520,000	-		520,000	-		520,000	369,200	150,800
32	Watermain Extension on Garafraxa St. - east limits to FE5	2034	1,430,000	-		1,430,000	-		1,430,000	1,015,300	414,700



Table 5-4 (cont'd)
 Infrastructure Cost Included in the Development Charges Calculation
 Water Services – Distribution System

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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%
33	Watermain Extension on Sideroad 18 - Vincent St to Steele St.	2036	1,540,000	-		1,540,000	-		1,540,000	1,093,400	446,600
34	Watermain Extension on Barnett Crescent to Guelph Road	2034	935,000	-		935,000	280,500	654,500	-	-	-
35	Watermain Extension on Chambers Crescent to Guelph Road	2034	945,000	-		945,000	283,500	661,500	-	-	-
36	Watermain Extension on Cummings Crescent to Guelph Road	2034	945,000	-		945,000	283,500	661,500	-	-	-
37	Local Servicing for Water and Wastewater Servicing Master Plan Area FE1	2034	900,000	-		900,000	-	900,000	-	-	-
38	Local Servicing for Water and Wastewater Servicing Master Plan Area FE2	2034	1,850,000	-		1,850,000	-	1,850,000	-	-	-
39	Local Servicing for Water and Wastewater Servicing Master Plan Area FE3	2034	1,625,000	-		1,625,000	-	1,625,000	-	-	-
40	Local Servicing for Water and Wastewater Servicing Master Plan Area FE4	2034	1,500,000	-		1,500,000	-	1,500,000	-	-	-
41	Local Servicing for Water and Wastewater Servicing Master Plan Area FE5	2034	960,000	-		960,000	-	960,000	-	-	-
42	Local Servicing for Water and Wastewater Servicing Master Plan Area ER1	2034	4,335,000	-		4,335,000	-	4,335,000	-	-	-
43	Local Servicing for Water and Wastewater Servicing Master Plan Area ER2	2034	945,000	-		945,000	-	945,000	-	-	-
Outstanding Debt & Credits											
44	Existing 2025 Growth Related Debt Costs - Principal and Discounted Interest		59,273	-		59,273	-		59,273	42,084	17,189
45	Salem Bridge - WR18 and James Street Watermain Exentension - Principal	2025-2041	720,538	-		720,538	-		720,538	511,582	208,956
46	Salem Bridge - WR18 and James Street Watermain Exentension - Interest (Discounted)	2025-2041	88,755	-		88,755	-		88,755	63,016	25,739
47	Developer Credits - Ainley Credits	2025+	1,435,000	-		1,435,000	-		1,435,000	1,018,850	416,150
48	Developer Credits - Storybrook	2025+	200,000	-		200,000	-		200,000	142,000	58,000
49	Reserve Fund Adjustment						2,480,014		(2,480,014)	(1,760,810)	(719,204)
	Total		76,029,366	4,008,200	-	72,021,166	5,308,014	16,977,100	49,736,052	35,312,597	14,423,455



5.2.3 Land – Urban 2051 Forecast Period

Land costs are considered a class of service under the D.C.A. and comprises land acquisition costs related to D.C. eligible services.

The land costs in this subsection are related to D.C.-eligible services which are not restricted to a 10-year forecast period. The land costs included herein are related to water and wastewater services, which are based on an urban 2051 forecast period.

Land costs related to new water and wastewater facilities have been identified for inclusion in the D.C. Further, debt principal and discounted interest related to the Middlebrook Well Site land acquisition have also been included in the calculations. The total cost related to these items is \$4.64 million. A deduction of \$14,000 has been made to account for the benefit to existing development, resulting in a total D.C.-recoverable cost of \$4.63 million to be included in the calculations.

The residential/non-residential capital cost allocation for land is 71% residential and 29% non-residential based on the incremental growth in population to employment for the urban 2051 forecast period. This share is consistent with the allocation utilized for water and wastewater services.



Table 5-4a
Township of Centre Wellington
Infrastructure Cost Included in the Development Charges Calculation
Land – Urban 2051 Forecast Period

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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%
	Water Services										
1	Land for new Water Reservoir in Fergus	2030	400,000	-		400,000	-		400,000	284,000	116,000
2	Middlebrook Well Site - Land Acquisition - Principal	2025-2044	1,875,000	-		1,875,000	-		1,875,000	1,331,250	543,750
3	Middlebrook Well Site - Land Acquisition - Discounted Interest	2025-2044	489,663	-		489,663	-		489,663	347,661	142,002
	Wastewater Services										
4	Land Acquisition - New South Elora Sewage Pumping Station	2034	625,000	-		625,000	-		625,000	443,750	181,250
5	Land Acquisition - New Lift Station at the Elora WWTP	2034	625,000	-		625,000	-		625,000	443,750	181,250
6	Land Acquisition - New Sewage Pumping Station in South Fergus Secondary Plan Area	2034	625,000	-		625,000	14,000		611,000	433,810	177,190
	Total		4,639,663	-	-	4,639,663	14,000	-	4,625,663	3,284,221	1,341,442



5.3 Service Levels and Township-wide 2051 Capital Costs for Centre Wellington's D.C. Calculation

This section evaluates the development-related capital requirements for services with capital costs forecast on a Township-wide 2051 basis (i.e. for all areas of the Township).

5.3.1 Services Related to a Highway

Centre Wellington owns and maintains 472 km of roads. Based on the level of service provided over the historical 15-year period, the average level of service is 16 km of roads per 1,000 population, which equates to an investment of \$40,597 per capita. This results in a D.C.-eligible recovery amount of approximately \$834.63 million over the 2051-year forecast period.

In addition to roads, the Township also maintains 129,246 linear metres of active transportation, including multi-use paths, sidewalks, trails, and on-road cycling lanes. The inventory provided over the previous 15-year period equates to a per capita standard of \$594. Over the forecast period, the D.C.-eligible amount for active transportation is approximately \$12.21 million.

The maximum D.C.-eligible amount for recovery over the 2051 forecast period for services related to a highway is approximately \$846.84 million

With respect to future needs, the identified services related to highway program was reviewed with staff and totals \$193.33 million. These capital projects include various works related to adding capacity to the transportation system including road improvements/expansions, intersection improvements, bridge expansions, additional active transportation projects and outstanding debt and credits. Note: the detailed active transportation project listing is provided in Appendix I.

The growth-related share of the works was determined through a review of the scope of works on a project specific basis. Based on this review, the total deductions related to the benefit to existing development is \$54.70 million. In addition, deductions of \$56.57 million have been made to account for the portion of works to be funded through grants, subsidies, and other contributions. An additional deduction of \$6.79 million has been made to recognize the existing balance in the D.C. reserve fund. Based on these deductions, the total net growth-related capital costs are \$75.26 million and have been



included in the D.C. calculations to be recovered over the forecast period (2025 to 2051).

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 2051 forecast period.



Table 5-5
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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	2034	2,884,700	-		2,884,700	1,730,800		1,153,900	819,269	334,631
2	Beatty Line N, Nichol Road 15 to Sideroad 18	2034	4,837,400	-		4,837,400	2,902,400		1,935,000	1,373,850	561,150
3	York Street, Waterloo Street (Hamilton) to Wellington Rd 7	2034	235,000	-		235,000	70,500		164,500	116,795	47,705
4	Carlton Place, Metcalfe Street to Victoria St	2034	1,100,000	-		1,100,000	132,000	968,000	-	-	-
5	Carlton Place, Victoria Street to Wellington Rd 7	2034	1,400,000	-		1,400,000	196,000	560,000	644,000	457,240	186,760
6	Short-term improvement - Provision for design, approvals, permits	2034	383,100	-		383,100	-		383,100	272,001	111,099
7	McQueen Blvd Extension towards West, McQueen Blvd to Guelph Street	2034	1,040,000	-		1,040,000	52,000	988,000	-	-	-
8	Sideroad 15, Gerrie Road to Beatty Line N	2034	4,330,000	-		4,330,000	2,598,000		1,732,000	1,229,720	502,280
9	Sideroad 15, James Street to Irvine Street	2034	1,400,000	-		1,400,000	840,000	234,000	326,000	231,460	94,540
10	First Line (NI), Wellington Road 7 to Bridge Street	2034	4,300,000	-		4,300,000	1,290,000		3,010,000	2,137,100	872,900
11	Gerrie Road, Sideroad 15 to Walser Street Ext East	2034	2,150,000	-		2,150,000	1,290,000		860,000	610,600	249,400
12	Guelph Street, south of Cummings Crescent (South Fergus SPS) to Union Street	2034	3,585,200	-		3,585,200	766,600	1,029,900	1,788,700	1,269,977	518,723
13	McQueen Blvd Extension towards East, Millburn Blvd to McTavish Street	2034	2,250,000	-		2,250,000	-	2,250,000	-	-	-
14	Gilkison Street, South River Road to Trestle Bridge Trail Crossing	2034	1,600,000	-		1,600,000	480,000		1,120,000	795,200	324,800
15	St Andrew St E, Lamond Street to Anderson Street	2034	2,250,000	-		2,250,000	675,000		1,575,000	1,118,250	456,750
16	Scotland Street, McQueen Blvd to Second Line	2034	3,452,000	-		3,452,000	1,035,600	2,416,400	-	-	-
17	Garafraxa Street, Beatty Line N to Maiden Line	2034	1,790,000	-		1,790,000	537,000	859,200	393,800	279,598	114,202
18	Sideroad 15, Gerrie Road to Irvine Street	2034	2,495,000	-		2,495,000	1,497,000		998,000	708,580	289,420
19	Guelph Street, South of Cummings Cres. to Second Line (South Fergus SPS to Second Line)	2026-2031	3,450,000	-		3,450,000	1,035,000	2,415,000	-	-	-
20	Second Line, Guelph Street to Highway 6	2034	3,000,000	-		3,000,000	900,000	2,100,000	-	-	-
21	David Street, Geddes Street to Aqua Street	2034	1,040,000	-		1,040,000	312,000		728,000	516,880	211,120
22	David Street, Aqua Street to John Street	2034	749,000	-		749,000	224,700		524,300	372,253	152,047
23	David Street, John Street to Irvine Street	2034	385,000	-		385,000	115,500		269,500	191,345	78,155



Table 5-5 (cont'd)
 Infrastructure Cost Included in the Development Charges Calculation
 Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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%
24	David Street, Geddes Street to Aqua Street	2034	1,040,000	-		1,040,000	312,000		728,000	516,880	211,120
25	David Street, Aqua Street to John Street	2034	749,000	-		749,000	224,700		524,300	372,253	152,047
26	David Street, John Street to Irvine Street	2034	385,000	-		385,000	115,500		269,500	191,345	78,155
27	South River Road, Haylock Avenue to Gilkison Road	2034	2,000,000	-		2,000,000	600,000		1,400,000	994,000	406,000
28	Union Street W, Tower Street to Guelph Road	2034	3,275,300	-		3,275,300	654,800	1,092,500	1,528,000	1,084,880	443,120
29	Second Line, Highway 6 to Jones Baseline	2026-2031	4,500,000	-		4,500,000	450,000	4,050,000	-	-	-
30	McQueen Blvd Extension towards West, Beatty Line N Ext to First Line	2032-2041	6,750,000	-		6,750,000	337,500		6,412,500	4,552,875	1,859,625
31	Gilkison Street, Trestle Bridge Trail Crossing to First Line	2034-2041	1,270,000	-		1,270,000	381,000		889,000	631,190	257,810
32	First Line, McGowan St SWM Pond to South River Road	2034-2041	4,000,000	-		4,000,000	2,400,000		1,600,000	1,136,000	464,000
33	New Roads as identified in the South Fergus MESP, east of Highway 6	2034-2041	3,000,000	-		3,000,000	-	3,000,000	-	-	-
34	New Roads as identified in the South Fergus MESP, west of Highway 6	2034-2041	3,000,000	-		3,000,000	-	3,000,000	-	-	-
35	Second Line Ext, Scotland Street to Wellington Road 29	2034-2041	3,270,000	-		3,270,000	163,500		3,106,500	2,205,615	900,885
38	Sideroad 18, Vincent Street to Steele Street	2036	2,120,000	-		2,120,000	636,000		1,484,000	1,053,640	430,360
39	Hamilton Street, York St to south end.	2030-2041	1,270,000	-		1,270,000	381,000		889,000	631,190	257,810
40	Jones Baseline, Second Line to South of Second Line	2030-2041	3,800,000	-		3,800,000	-	3,800,000	-	-	-
41	Irvine Street, Bricker to Sideroad 15	2030-2041	1,700,000	-		1,700,000	-	1,700,000	-	-	-
42	Gravel to Asphalt Road Conversion - Eramosa - West Garafraxa Townline (5th Line to WR26)	2026	300,000	-		300,000	270,000		30,000	21,300	8,700
43	Gravel Road Conversion - SR20 from Second Line to Fifth Line	2031	450,000	-		450,000	405,000		45,000	31,950	13,050
44	Gravel Road Conversion - Second Line from SR20 to SR25	2031	310,000	-		310,000	279,000		31,000	22,010	8,990
45	Gravel Road Conversion - Sixth Line from SR20 to SR25	2032	310,000	-		310,000	279,000		31,000	22,010	8,990
	Intersection Improvements										
46	Wellington Road 7 and York Street W	2026-2031	869,900	-		869,900	-	869,900	-	-	-
47	Highway 6 and Nichol Road 15	2026-2031	1,575,500	-		1,575,500	-	1,575,500	-	-	-
48	Beatty Line N and Millage Lane	2026	310,700	-		310,700	15,500		295,200	209,592	85,608
49	Beatty Line N and Sideroad 18	2026	300,000	-		300,000	15,000		285,000	202,350	82,650
50	Guelph Street and McQueen Blvd Ext	2026-2031	2,486,800	-		2,486,800	124,300		2,362,500	1,677,375	685,125
51	South River Road and Gilkison Street	2026-2031	517,800	-		517,800	25,900		491,900	349,249	142,651
52	Gerrie Road and Colborne Street	2026-2031	517,800	-		517,800	25,900		491,900	349,249	142,651



Table 5-5 (cont'd)
 Infrastructure Cost Included in the Development Charges Calculation
 Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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%
Bridge Expansions											
53	Sideroad 15 - Queen Mary Bridge - Structure - 30-WG	2026-2031	4,145,100	-		4,145,100	3,730,600		414,500	294,295	120,205
54	Sideroad 15 - Structure - 29-WG	2026-2027	3,600,000	-		3,600,000	3,240,000		360,000	255,600	104,400
55	Structure 32-P & 33-P (Noah Road)	2026	3,350,000	-		3,350,000	3,015,000		335,000	237,850	97,150
56	Structure 29-WG (Sideroad 15)	2026-2027	3,590,000	-		3,590,000	3,231,000		359,000	254,890	104,110
57	Structure 28-P (Sideroad 11)	2026-2028	2,200,000	-		2,200,000	1,980,000		220,000	156,200	63,800
58	Structure 5-E (Fourth Line)	2027-2028	1,800,000	-		1,800,000	1,620,000		180,000	127,800	52,200
59	Structure 5-P (Weisenberg Boundary Road)	2029	1,100,000	-		1,100,000	990,000		110,000	78,100	31,900
60	Structure 2-WG (Third Line)	2029-2030	2,000,000	-		2,000,000	1,800,000		200,000	142,000	58,000
61	Structure 7-E (Third Line)	2030-2031	1,700,000	-		1,700,000	1,530,000		170,000	120,700	49,300
62	Structure 21-WG (First Line)	2033	2,800,000	-		2,800,000	2,520,000		280,000	198,800	81,200
63	Structure 30-WG (Sideroad 15 - Queen Mary)	2034	3,000,000	-		3,000,000	2,700,000		300,000	213,000	87,000
Active Transportation Projects											
64	Active Transportation Projects	2025-2051	54,000,000	-	-	54,000,000	2,146,620	20,350,470	31,498,010	22,363,587	9,134,423
Outstanding Debt, Credits and Reserve Adjustment											
65	David St. Reconstruction - Geddes St. to County Rd 7 - Debt Costs - Principal	2025	4,044	-		4,044	-		4,044	2,872	1,173
66	David St. Reconstruction - Geddes St. to County Rd 7 - Debt Costs - Interest (Discounted)	2025	43	-		43	-		43	31	13
67	Developer Credits - Granwood Gate Phase 3	2025+	31,649	-		31,649	-		31,649	22,471	9,178
68	Developer Credits - Ainley	2025+	2,165,000	-		2,165,000	-		2,165,000	1,537,150	627,850
69	Developer Credits - Storybrook	2025+	3,661,000	-		3,661,000	-		3,661,000	2,599,310	1,061,690
70	Reserve Fund Adjustment						6,786,908		(6,786,908)	(4,818,705)	(1,968,203)
	Total		193,325,637	-	-	193,325,637	61,491,328	56,574,070	75,255,339	53,431,291	21,824,048



5.3.2 Public Works – Facilities and Fleet

As noted in 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, and Wastewater Services.

The Public Works Department has a variety of vehicles and major equipment providing for a total investment of \$18.55 million. The inventory provided over the previous 15-year period equates to a per capita standard of \$565. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is approximately \$11.61 million.

The Township currently operates its Public Works service out of thirteen facilities totalling 58,139 sq.ft. of building area. The average level of service provided over the historical 15-year period is 1.85 sq.ft. per capita, which equates to an investment of \$891 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the 26-year forecast period of approximately \$18.32 million.

In total, the D.C.-eligible amount for recovery for Public Works services is approximately \$29.94 million.

With respect to future growth needs, the Township has identified the need for additional facility space as well as new fleet and equipment. In addition to the capital needs, outstanding debt related to the operations centre and interest costs related to phase 2 of the operations centre have been included in the D.C. calculations. As a result, the total gross capital cost related to public works is \$48.89 million. A deduction of \$200,000 has been made with respect to the benefit to existing development related to the new snow storage and treatment facility. In addition, \$12.68 million has been deducted from the calculations related to the benefit to growth beyond the 2051 forecast period. An adjustment of approximately \$667,000 has been made to account for the existing balance in the D.C. reserve fund. As a result, the net growth-related cost included in the D.C. is approximately \$35.35 million.

The residential/non-residential capital cost allocation for public works is based on a 71% residential/29% non-residential split, which is based on the ratio of incremental growth in population to employment for the 2051 forecast period.



Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Public Works

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2025\$)	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%
1	Snow Storage and Treatment Facility	Services Related to a Highway	2028	2,000,000	-		2,000,000	200,000		1,800,000	1,278,000	522,000
2	Operations Centre Principal	Services Related to a Highway, Water Services, Wastewater Services	2025-2044	21,687,000	-		21,687,000	-		21,687,000	15,397,770	6,289,230
3	Operations Centre Discounted Interest	Services Related to a Highway, Water Services, Wastewater Services	2025-2044	5,235,221	-		5,235,221	-		5,235,221	3,717,007	1,518,214
4	Operations Centre - Sand-Salt Dome	Services Related to a Highway	2035	7,600,000	5,548,000		2,052,000	-		2,052,000	1,456,920	595,080
5	Operations Centre - Additional Garage Bays & Indoor Storage	Services Related to a Highway	2035	9,100,000	6,643,000		2,457,000	-		2,457,000	1,744,470	712,530
6	Discounted Interest for Phase 2 Operations Centre	Services Related to a Highway	2036-2055	670,697	489,600		181,097	-		181,097	128,579	52,518
7	Provision for Additional Sidewalk Plows	Services Related to a Highway	2026-2035	450,000	-		450,000	-		450,000	319,500	130,500
8	Provision for Additional Single Axle Trucks, with Plow, Sander, Wing	Services Related to a Highway	2026-2035	450,000	-		450,000	-		450,000	319,500	130,500
9	Provision for Additional Tandem Axle Trucks with Plow, Sander, Wing	Services Related to a Highway	2026-2035	500,000	-		500,000	-		500,000	355,000	145,000
10	Provision for Additional Vehicles and Heavy Equipment	Services Related to a Highway, Water Services, Wastewater Services	2026-2035	1,200,000	-		1,200,000	-		1,200,000	852,000	348,000
	Reserve Fund Adjustment			-	-		-	666,561		(666,561)	(473,258)	(193,303)
	Total			48,892,918	12,680,600	-	36,212,318	866,561	-	35,345,757	25,095,487	10,250,270



5.3.3 Fire Protection Services

The Township currently operates its fire services from two stations and two storage facilities, totalling 16,893 sq.ft. of facility space. The facility space provided over the historical 15-year period provides for an average level of service of 562 sq.ft. per 1,000 population or an investment of \$361 per capita. With respect to fire facilities, this level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of approximately \$7.42 million.

The fire department has a current inventory of 18 vehicles. The total D.C.-eligible amount calculated for fire vehicles over the forecast period is approximately \$6.96 million, based on an average level of service of \$339 per capita. In addition, the fire department provides 211 items of equipment and gear for use in fire services. Based on the level of service provided over the historical 15-year period, the calculated average level of service is \$82 per capita, providing for a D.C.-eligible amount over the forecast period of \$1.69 million for small equipment and gear.

In total, the D.C.-eligible amount for fire services is approximately \$16.07 million.

Based on the anticipated growth over the forecast period, the Township has identified the need for a new fire hall, additional vehicles, and additional equipment for new firefighters. In total, the gross estimated cost of these works is \$12.73 million. Given that these projects are providing for new facility space, vehicles and gear to service growth within the forecast period, no deductions have been made for benefit to existing development and development beyond the forecast period. A deduction of \$2.05 million has been made to reflect the existing balance in the reserve fund. The resulting net growth-related capital cost included in the D.C. calculations is \$10.68 million.

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



Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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	2026-2032	9,300,000	-		9,300,000	-		9,300,000	6,603,000	2,697,000
	Fire Vehicles										
2	Tanker	2032	1,000,000	-		1,000,000	-		1,000,000	710,000	290,000
3	Pumper	2032	1,400,000	-		1,400,000	-		1,400,000	994,000	406,000
4	Provision for Additional Vehicles & Equipment	2032	620,000	-		620,000	-		620,000	440,200	179,800
	Fire Small Equipment & Gear										
5	Additional Volunteer Firefighters (6)	2031	55,400	-		55,400	-		55,400	39,334	16,066
6	Additional Volunteer Firefighters (19)	2032	175,300	-		175,300	-		175,300	124,463	50,837
7	Additional SCBA & Cylinders	2031-2032	130,300	-		130,300	-		130,300	92,513	37,787
8	Portable Radios and Chargers	2031-2032	48,800	-		48,800	-		48,800	34,648	14,152
	Reserve Fund Adjustment						2,047,316		(2,047,316)	(1,453,594)	(593,722)
	Total		12,729,800	-	-	12,729,800	2,047,316	-	10,682,484	7,584,564	3,097,920



5.3.4 Parks and Recreation Services

The Township currently has 276 acres of parkland within its jurisdiction. This inventory consists of active parkland, passive parkland, and natural open space. The inventory provided over the previous 15-year period results in a calculated average level of service of 8.4 acres of parkland per 1,000 population.

The Township also provides 123 parkland amenities (e.g. playground equipment, picnic shelters, gazebos, etc.) and 22 recreation amenities (e.g. soccer fields, softball diamonds, sports fields, etc.). Over the historical 15-year period, the Township provided an average of 3.3 parkland amenities and 0.7 recreation amenities per 1,000 population.

In addition to the above, the Township has 4,818 linear metres of paths and trails related to parks, which have provided an average level of service of 151 linear meters per 1,000 population over the past 15-years.

With respect to recreation facilities, there are a number of facilities that provide the Township with 177,923 sq.ft. of recreation facility space. Based on the inventory of space over the historical 15 year period (2010 to 2024), the Township has provided an average of 6.07 sq.ft. of space per capita, or an investment of \$4,838 per capita.

The Township utilizes 53 vehicles and pieces of equipment to service the aforementioned parks and recreation facilities. Over the historical 15-year period, the Township has provided an average level of service of 1.3 vehicles per 1,000 population. This level of service translates to an average investment of \$66 per capita.

Based on the average levels of service noted above, the Township's total D.C. eligible amount related to parks and recreation is \$134.20 million.

Based on the projected growth over the 2051 forecast period and the capital needs identified in the Township's recently adopted Parks & Recreation Plan, the Township has identified \$223.74 million in capital costs related to new parks and recreation infrastructure. These costs include new recreation facilities, parkland development, additional recreation and park amenities, in addition to costs related to outstanding debt payments and D.C. credits. To account for the benefit to growth beyond the forecast period, a deduction of \$84.41 million has been made from the gross capital costs. In



addition, \$153,000 has been deducted to account for the benefit to existing development.

A deduction of \$5.27 million has been made to account for the existing balance in the reserve fund, resulting in a net growth capital cost of \$133.91 million. 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.



Table 5-8
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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 95%	Non-Residential Share 5%
Existing Debt											
1	Recreation Facility - Debt Costs - Growth Related Principal	2025	93,917	-		93,917	-		93,917	89,221	4,696
2	Recreation Facility - Debt Costs - Growth Related Interest (Discounted)	2025	1,007	-		1,007	-		1,007	957	50
3	Victoria Park Seniors Centre Expansion - Loan from Reserves - Growth-related Principal	2025	296,998	-		296,998	-		296,998	282,148	14,850
4	Victoria Park Seniors Centre Expansion - Loan from Reserves - Discounted Growth-related Interest	2025	11,391	-		11,391	-		11,391	10,821	570
Indoor Recreation											
5	JECC Ice Pad	2035-2038	34,600,000	7,958,000		26,642,000	-		26,642,000	25,309,900	1,332,100
6	New Ice Pad	2038-2039	29,700,000	29,700,000		-	-		-	-	-
7	New Ice Pad	2047-2048	29,700,000	29,700,000		-	-		-	-	-
8	MURF - Double Gym, indoor turf, multipurpose space, admin space and storage, walking track, youth space	2026-2029	55,100,000	-		55,100,000	-		55,100,000	52,345,000	2,755,000
9	Double Gymnasium	2049-2050	13,750,000	13,750,000		-	-		-	-	-
10	Addition to Senior Centre	2040-2041	3,300,000	3,300,000		0	-		0	0	0
11	Aquatics Centre Expansion	2038-2039	9,444,000	-		9,444,000	-		9,444,000	8,971,800	472,200
Parkland											
12	Sportsplex Lands Grading	2026-2046	3,740,000	-		3,740,000	-		3,740,000	3,553,000	187,000
13	Outdoor Fitness Equipment	2030-2040	172,000	-		172,000	-		172,000	163,400	8,600
14	Rectangular Pitches Class A (5)	2030-2036	3,770,000	-		3,770,000	-		3,770,000	3,581,500	188,500
15	Rectangular Pitches Class A (4)	2040-2050	2,900,000	-		2,900,000	-		2,900,000	2,755,000	145,000
16	Rectangular Pitches Class B (5)	2030-2036	1,555,000	-		1,555,000	-		1,555,000	1,477,250	77,750
17	Rectangular Pitches Class B (4)	2040-2050	1,220,000	-		1,220,000	-		1,220,000	1,159,000	61,000
18	Pitch's Washroom and Water Fill Stations	2031-2049	680,000	-		680,000	-		680,000	646,000	34,000
19	2 Class B Ball Diamonds	2036-2037	1,126,400	-		1,126,400	-		1,126,400	1,070,080	56,320
20	2 Class B Ball Diamonds	2044-2045	1,126,400	-		1,126,400	-		1,126,400	1,070,080	56,320
21	Diamond Washroom and Water Fill Stations	2031-2032	242,000	-		242,000	-		242,000	229,900	12,100



Table 5-8 (Cont'd)
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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 95%	Non-Residential Share 5%
22	Multi-Use Pad with Fencing	2026-2049	350,000	-		350,000	-		350,000	332,500	17,500
23	North Fergus Splashpad	2029-2030	363,000	-		363,000	-		363,000	344,850	18,150
24	Splashpad Washroom	2029-2030	220,000	-		220,000	-		220,000	209,000	11,000
25	Pave Victoria Park Track		82,500	-		82,500	48,000		34,500	32,775	1,725
26	New Tennis Courts (Multi-Use)	2029-2044	1,600,000	-		1,600,000	-		1,600,000	1,520,000	80,000
27	Outdoor Pickleball Courts	2031	356,400	-		356,400	-		356,400	338,580	17,820
28	Fergus Skatepark	2032	825,000	-		825,000	-		825,000	783,750	41,250
29	Elora Dog Park	2031	123,200	-		123,200	-		123,200	117,040	6,160
30	Millburn Park - New Playground and Washroom	2027	375,000	-		375,000	-		375,000	356,250	18,750
31	Upgrade to Grandwood Gate Park	2026	90,000	-		90,000	-		90,000	85,500	4,500
32	Confederation Park - Additional Amenities	2026-2027	150,000	-		150,000	105,000		45,000	42,750	2,250
33	Webster Park - Additional Amenities	2026-2027	120,000	-		120,000	-		120,000	114,000	6,000
34	New Playgrounds	2026-2051	7,287,500	-		7,287,500	-		7,287,500	6,923,125	364,375
35	New Neighbourhood Parks	2026-2051	5,583,000	-		5,583,000	-		5,583,000	5,303,850	279,150
36	New Community parks	2026-2051	6,980,000	-		6,980,000	-		6,980,000	6,631,000	349,000
37	New Township-Wide Parks	2026-2051	4,189,000	-		4,189,000	-		4,189,000	3,979,550	209,450
	Facility Vehicles & Equipment										
38	Maintenance Groomer/brush	2028	20,000	-		20,000	-		20,000	19,000	1,000
39	Pickup Truck	2028	65,000	-		65,000	-		65,000	61,750	3,250
40	Indoor Utility Vehicle	2028	22,000	-		22,000	-		22,000	20,900	1,100
41	Tractor	2028	80,000	-		80,000	-		80,000	76,000	4,000
42	Ice Resurfacers (1)	2039-2048	190,000	-		190,000	-		190,000	180,500	9,500
43	Ice Edgers (3)	2032-2048	21,000	-		21,000	-		21,000	19,950	1,050
44	Floor Scrubber	2028-2048	63,000	-		63,000	-		63,000	59,850	3,150
45	Snow Blower	2028	2,000	-		2,000	-		2,000	1,900	100
46	Scissor Lift	2028-2050	50,000	-		50,000	-		50,000	47,500	2,500
47	Facility Vehicle (Truck) (2)	2025-2034	130,000	-		130,000	-		130,000	123,500	6,500
	Parks Vehicles & equipment										
48	Crew Cab Pickup Truck (grass) (4)	2030-2049	260,000	-		260,000	-		260,000	247,000	13,000



Table 5-8 (Cont'd)
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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 95%	Non-Residential Share 5%
49	Mower Trailer (3)	2031-2049	90,000	-		90,000	-		90,000	85,500	4,500
50	4x4 Landscape Truck	2026	160,000	-		160,000	-		160,000	152,000	8,000
51	Utility vehicle (2)	2026-2035	60,000	-		60,000	-		60,000	57,000	3,000
52	Large mower (2)	2029-2040	200,000	-		200,000	-		200,000	190,000	10,000
53	Zero Turn Mower (3)	2031-2039	180,000	-		180,000	-		180,000	171,000	9,000
54	Trail Groomer	2026	30,000	-		30,000	-		30,000	28,500	1,500
55	Lawn Roller	2030	5,000	-		5,000	-		5,000	4,750	250
56	Aerator	2030	5,000	-		5,000	-		5,000	4,750	250
57	Overseeder	2030	20,000	-		20,000	-		20,000	19,000	1,000
58	Ball diamond groomer	2036	15,000	-		15,000	-		15,000	14,250	750
	Credits & Reserve Fund Adjustment										
59	DC Credits - Harrison Park		755,587	-		755,587	-		755,587	717,808	37,779
60	DC Credits - South river Road (trails)		94,756	-		94,756	-		94,756	90,018	4,738
61	Reserve Fund Adjustment						5,267,151		(5,267,151)	(5,003,793)	(263,358)
	Total		223,742,056	84,408,000	-	139,334,056	5,420,151	-	133,913,905	127,218,210	6,695,695



5.3.5 Land – 2051 Forecast Period

Land costs are considered a class of service under the D.C.A. and comprises land acquisition costs related to D.C. eligible services.

The land costs in this subsection are related to D.C.-eligible services which are not restricted to a 10-year forecast period. The land costs included herein are related to fire protection and public works.

Land costs related to the new fire hall have been identified in the capital listing in Table 5-9. Further, debt principal and discounted interest related to the Operations Centre land acquisition has also been included in the calculations. The total land acquisition costs for the aforementioned services are \$4.15 million. Given that the facilities associated with these land costs are fully related to growth within the forecast period, deductions related to the benefit beyond the forecast period or benefit to the existing development have not been made. As a result, the total D.C.-recoverable cost to be included in the calculations is \$4.15 million.

The residential/non-residential capital cost allocation for land is 71% residential and 29% non-residential based on the incremental growth in population to employment for the 2051 forecast period. This share is consistent with the allocation utilized for public works, and fire protection services.



Table 5-9
Infrastructure Cost Included in the Development Charges Calculation
Land – 2051 Capital Costs

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	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 Protection Services										
1	Land for new Fire Hall	2026-2032	500,000	-		500,000	-		500,000	355,000	145,000
	Public Works (Services Related to a Highway, Water Services, and Wastewater Services)										
2	Existing Debt (Operations Centre Land) - Growth-Related Principal	2025-2041	3,327,363	-		3,327,363	-		3,327,363	2,362,428	964,935
3	Existing Debt (Operations Centre Land) - Growth-Related Interest (Discounted)	2025-2041	321,456	-		321,456	-		321,456	228,234	93,222
	Total		4,148,820	-	-	4,148,820	-	-	4,148,820	2,945,662	1,203,158



5.4 Service Levels and 10-Year Capital Costs for Centre Wellington's D.C. Calculation

This section evaluates the development-related capital requirements for those services with 10-year capital costs.

5.4.1 Growth Studies

Growth studies would be considered a class of service under the D.C.A. and is comprised of studies related to D.C. eligible services. The Township has identified the need for various studies over the forecast period such as a water supply master plan, active transportation plan, parks and recreation master plan, etc.

The total capital costs of these studies are approximately \$4.52 million. Deductions of \$120,000 and \$133,000 have been made to account for the share of the studies that benefit growth beyond the forecast period and benefit non-D.C.-eligible services, respectively. In addition, a deduction of \$165,000 was made for the share of the studies that benefit existing development. To recognize the existing deficit in the D.C. reserve fund, an adjustment of \$957,000 was made to the D.C. calculations. As a result, the net D.C.-recoverable cost to be included in the calculations is \$4.10 million.

These costs are shared between residential and non-residential growth based on the following shares, which align with the shares utilized for the respective service categories:

- Parks and Recreation studies: 95% residential development/5% non-residential development (allocation to recognize minor benefit to the non-residential sector); and
- All other studies: 70% residential development/30% non-residential development (population to employment growth ratio over 10-year forecast period).



Table 5-10
Infrastructure Cost Included in the Development Charges Calculation
Growth Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2025\$)	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
1	Development Charges Study	2030	All D.C. Eligible Services	40,000	-		40,000	-		40,000	28,000	12,000
2	Active Transportation and Mobility Plan Update	2034	Services Related to a Highway	300,000	-		300,000	75,000		225,000	157,500	67,500
3	Water /Wastewater Servicing Plan Update for Growth Areas	2034	Water & Wastewater Services	400,000	-		400,000	-		400,000	280,000	120,000
4	Stormwater Master Plan Update	2033	Stormwater Services	300,000	-		300,000	60,000		240,000	168,000	72,000
5	Transportation Master Plan Update	2029	Services Related to a Highway	400,000	-		400,000	-		400,000	280,000	120,000
6	Parks and Recreation Plan Update	2036	Parks and Recreation	150,000	120,000		30,000	30,000		-	-	-
7	Water Supply Master Plan Update	2029	Water Services	200,000	-		200,000	-		200,000	140,000	60,000
8	Wastewater System Hydraulic Model Updates	2029-2034	Wastewater Services	150,000	-		150,000	-		150,000	105,000	45,000
9	Water System Hydraulic Model Updates	2029-2034	Water Services	150,000	-		150,000	-		150,000	105,000	45,000
10	South Elora Secondary Plan and Master Environmental Servicing Plan	2030	All D.C. Eligible Services	776,600	-	77,700	698,900	-		698,900	489,230	209,670
11	South Fergus Secondary Plan Amendment	2030-2034	All D.C. Eligible Services	500,000	-	50,000	450,000	-		450,000	315,000	135,000
12	Official Plan Update For New Growth Areas	2026	All D.C. Eligible Services	135,000	-		135,000	-		135,000	94,500	40,500
13	Commercial Lands Study	2025-2026	All D.C. Eligible Services	11,000	-	5,500	5,500	-		5,500	3,850	1,650
14	Parks and Roads Enhancement strategy	2028	Parks and Services Related to a Highway	50,000	-		50,000	-		50,000	35,000	15,000
	Reserve Fund Adjustment			957,054	-		957,054	-		957,054	669,938	287,116
	Total			4,519,654	120,000	133,200	4,266,454	165,000	-	4,101,454	2,871,018	1,230,436



5.4.2 Land – 10 Year Forecast Period

Land related to D.C. eligible services is considered a class of service under the D.C.A., similar to growth-related studies.

The land costs included in this subsection are related to the anticipated capital costs for services that are restricted to 10 years (i.e. parks and recreation services). Note: recreation land can be included in the capital listing for recovery through D.C.s. The Township has identified the need for land acquisition related to recreation facilities, however, these facilities are identified in the Parks and Recreation Services capital listing as 100% post-period benefit. As such, no capital costs are included in the D.C. calculations.

To acknowledge that there is some use of parks and recreation services by the non-residential sector, the growth-related capital costs have been allocated 95% to the residential sector and 5% to the non-residential sector. This aligns with the shares utilized for the respective service categories.



Table 5-11
 Infrastructure Cost Included in the Development Charges Calculation
 Land Capital Costs – 10-year Forecast Period

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	Timing (year)	Gross Capital Cost Estimate (2025\$)	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 95%	Non-Residential Share 5%
	Parks and Recreation Services										
1	New Ice Pad - Land	2037	1,239,000	1,239,000		-	-		-	-	-
2	New Ice Pad - Land	2046	1,239,000	1,239,000		-	-		-	-	-
3	Removed										
4	Removed										
5	Removed										
6	Removed										
	Total		2,478,000	2,478,000	-	-	-	-	-	-	-



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed on anticipated development in the Township for water and wastewater services over the 2051 forecast period in the urban area. Table 6-2 calculates the proposed uniform D.C.s for services over the Township-wide 2051 forecast period. 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, multiples, apartments 2+ bedrooms, apartments studio and 1 bedroom, and special care/special dwelling units). 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, 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 4) to calculate the charge in Tables 6-1 through 6-3.

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

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



Table 6-1
Township of Centre Wellington
Development Charge Calculation
Urban Area Services
Urban 2025-2051

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1 <u>Wastewater Services</u>				
1.1 Wastewater Treatment	58,254,368	23,794,038	7,784	3.47
1.2 Wastewater Sewers	6,655,927	2,718,618	889	0.40
	64,910,295	26,512,656	8,673	3.87
2. <u>Water Services</u>				
2.1 Water Treatment plants and storage	25,429,068	10,386,521	3,398	1.52
2.2 Water Distribution	35,312,597	14,423,455	4,718	2.11
	60,741,665	24,809,976	8,116	3.63
3. <u>Land - Urban 2051 Forecast</u>				
3.1 Land Acquisition for D.C. Eligible Services	3,284,221	1,341,442	439	0.20
	3,284,221	1,341,442	439	0.20
TOTAL	128,936,181	52,664,074	\$17,228	7.70
D.C.-Eligible Capital Cost	\$128,936,181	\$52,664,074		
Urban 2051 Gross Population/GFA Growth (sq.ft.)	21,861	6,836,400		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,898	\$7.70		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.921	\$17,228		
Other Multiples	2.383	\$14,055		
Apartments - 2 Bedrooms +	1.976	\$11,654		
Apartments - Bachelor and 1 Bedroom	1.441	\$8,499		
Special Care/Special Dwelling Units	1.100	\$6,488		



Table 6-2
Township of Centre Wellington
Development Charge Calculation
Township-wide Services
2025-2051

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
4. <u>Services Related to a Highway</u>				
4.1 Roads and Related	53,431,291	21,824,048	6,952	3.10
	53,431,291	21,824,048	6,952	3.10
5. <u>Public Works (Facilities and Fleet)</u>				
5.1 Public Works (Facilities and Fleet)	25,095,487	10,250,270	3,265	1.46
	25,095,487	10,250,270	3,265	1.46
6. <u>Fire Protection Services</u>				
6.1 Fire facilities, vehicles & equipment	7,584,564	3,097,920	987	0.44
	7,584,564	3,097,920	987	0.44
7. <u>Parks and Recreation Services</u>				
Park development, amenities, 7.1 trails, recreation facilities, vehicles, and equipment	127,218,210	6,695,695	16,552	0.95
	127,218,210	6,695,695	16,552	0.95
8. <u>Land - 2051 Forecast</u>				
8.1 Land Acquisition for D.C. Eligible Services	2,945,662	1,203,158	383	0.17
	2,945,662	1,203,158	383	0.17
TOTAL	216,275,213	\$43,071,091	\$28,139	\$6.12
D.C.-Eligible Capital Cost	\$216,275,213	\$43,071,091		
2051 Gross Population/GFA Growth (sq.ft.)	22,451	7,037,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$9,633.21	\$6.12		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.921	\$28,139		
Other Multiples	2.383	\$22,956		
Apartments - 2 Bedrooms +	1.976	\$19,035		
Apartments - Bachelor and 1 Bedroom	1.441	\$13,881		
Special Care/Special Dwelling Units	1.100	\$10,597		



Table 6-3
Township of Centre Wellington
Development Charge Calculation
Township-wide Services and Classes
2025-2034

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
9. <u>Growth Studies</u>	\$	\$	\$	\$
9.1 Studies for D.C. Eligible Services	2,871,018	1,230,436	978	0.46
	2,871,018	1,230,436	978	0.46
10. <u>Land - 10 Year Forecast</u>				
10.1 Land Acquisition for D.C. Eligible Services	-	-	-	-
	-	-	-	-
TOTAL	2,871,018	1,230,436	\$978	\$0.46
D.C.-Eligible Capital Cost	\$2,871,018	\$1,230,436		
10-Year Gross Population/GFA Growth (sq.ft.)	8,579	2,699,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$334.66	\$0.46		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.921	\$978		
Other Multiples	2.383	\$797		
Apartments - 2 Bedrooms +	1.976	\$661		
Apartments - Bachelor and 1 Bedroom	1.441	\$482		
Special Care/Special Dwelling Units	1.100	\$368		

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

	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services/Classes 2051	128,936,181	52,664,074	17,228	7.70
Township-wide Services/Classes 2051	216,275,213	43,071,091	28,139	6.12
Township-wide Services/Classes 10 Year	2,871,018	1,230,436	978	0.46
TOTAL	348,082,412	96,965,601	46,345	14.28



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 Wastewater Treatment	39,335,000	-	1,257,900	-	-	27,034,741	11,042,359
1.2 Wastewater Sewers	35,627,500	-	3,727,000	21,440,830	-	7,426,366	3,033,304
2. Water Services							
2.1 Water Treatment plants and storage	29,924,196	-	3,802,500	-	-	18,546,404	7,575,292
2.2 Water Distribution	71,985,800	-	2,828,000	16,977,100	4,008,200	34,202,475	13,970,025
3. Land - Urban 2051 Forecast							
3.1 Land Acquisition for D.C. Eligible Services	2,275,000	-	14,000	-	-	1,605,310	655,690
4. Services Related to a Highway							
4.1 Roads and Related	126,397,467	-	49,663,777	32,983,653	-	31,062,526	12,687,511
5. Public Works (Facilities and Fleet)							
5.1 Public Works (Facilities and Fleet)	4,600,000	-	200,000	-	-	3,124,000	1,276,000
6. Fire Protection Services							
6.1 Fire facilities, vehicles & equipment	12,729,800	-	-	-	-	9,038,158	3,691,642
7. Parks and Recreation Services							
7.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	223,742,056	-	5,420,151	-	84,408,000	127,218,210	6,695,695
8. Land - 2051 Forecast							
8.1 Land Acquisition for D.C. Eligible Services	500,000	-	0	-	0	355,000	145,000
9. Growth Studies							
9.1 Studies for D.C. Eligible Services	3,562,600	133,200	165,000	-	120,000	2,201,080	943,320
10. Land - 10 Year Forecast							
10.1 Land Acquisition for D.C. Eligible Services	-	-	-	-	-	-	-
Total Expenditures & Revenues	\$550,679,419	\$133,200	\$67,078,328	\$71,401,583	\$88,536,200	\$261,814,270	\$61,715,838



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 subsection 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,” section 6 states that a D.C. by-law must expressly address the matters referred to above re subsection 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 some modifications and consideration for the changes to the D.C.A. resulting from Bills 108, 138, 109, 197, 213, 23, 134, 185, 17, and 60.



7.2 D.C. By-law Structure

It is recommended that:

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

7.3 D.C. By-law Rules

The following subsections set out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with section 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., subsection 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 number 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 water and wastewater services, a 71% residential/29% non-residential allocation has been made based on the ratio of population vs. employment growth over the urban 2051 forecast period;
 - For services related to a highway, public works services, and fire protection services, a 71% residential/29% non-residential allocation has been made based on the ratio of population vs. employment growth ratio over 2051 forecast period;
 - For parks and recreation, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
 - With respect to growth studies and land (i.e. class of D.C.-eligible services), the residential/non-residential allocation is based on the allocation identified above for the D.C.-eligible service (e.g. land acquisition costs related to recreation would be based on a 95% residential/5% non-residential allocation based on the above).

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

As a result of the redevelopment of land, a building or structure existing on the same land within 60 months (300 months for redevelopment of brownfield sites) 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. in the by-law 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 applicable D.C.s in the by-law by the gross floor area that has been or will be demolished or converted to another principal use;

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

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 (subsection 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);
 - may add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
 - add one additional unit or 1% of existing units in an existing rental residential building;
 - a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
 - affordable units;
 - attainable units (to be in force at a later date);
 - affordable inclusionary zoning units;
 - non-profit housing;
 - long-term care homes; and



- discount for rental housing units based on bedroom size (i.e. three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Discretionary exemptions:

- A place of worship or buildings for purposes of a churchyard or cemetery;
- Non-residential farm buildings constructed for bona fide farm uses and/or agricultural research buildings constructed for the use of a university or owned/operated by a university;
- Public hospitals;
- Hospices;
- Silos for use for industrial, commercial and/or institutional; and
- Shipping containers used for industrial, commercial and/or institutional uses, only when these are an accessory use, as defined in the Township's Zoning By-law.

7.3.5 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 Township and an owner under s. 27 of the D.C.A.

D.C.s payable for residential development (other than rental housing, which are subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied.

Rental housing and institutional developments will pay D.C.s in six (6) equal annual payments commencing at occupancy.

The D.C. amount for all developments occurring within 18 months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the lower of the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted (as a complete application), including interest, and the D.C. at current rates at the time the D.C. is payable.



Payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Township can impose is the average prime rate plus 1%.

7.3.6 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.

7.3.7 Indexing

Rates shall be adjusted, without amendment to the By-law, annually on January 1, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02).¹

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Township's D.C. collections are currently separated into 7 reserve funds: Services Related to a Highway, Public Works, Fire Protection Services, Parks and Recreation Services, Water Services, Wastewater Services and Growth Studies. It is recommended that these reserve funds be maintained.

In addition, separate reserve funds will need to be established for land as a class of service.

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.



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 what the Bank of Canada rate is on the day the by-law comes into force updated on the first business day of every January, April, July and October (as per section 11 of O. Reg. 82/98).

7.4.4 *Area Rating*

The D.C.A. requires that Council must consider the use of area specific charges:

1. Section 2 (9) of the D.C.A. now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which 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 which must be area rated. The second item requires Council to consider the use of area rating.

Currently, 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 and wastewater, require that the average 15-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 provided (roads, parks and recreation facilities, etc.) 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 an urban area basis for wastewater while all other services be charged on a uniform Township-wide 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;”

“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 19, 2025, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated December 19, 2025, as amended;”

“Approve the Local Service Policy set out in Appendix E;”

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

“Approve the D.C. By-law as set out in Appendix J”.



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 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 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.1 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 Ontario Land Tribunal (OLT).

8.1.2 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with municipal 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 municipal 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 municipal 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 housing prices and can impact project feasibility in some cases (e.g., rental apartments).

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



8.3 Implementation Requirements

8.3.1 Introduction

Once the Township has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters. 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 section 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 OLT, 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 OLT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT 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 conducting 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 OLT.



8.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a municipality 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 municipality agrees to expand the credit to other services for which a D.C. is payable, except in the case of water and wastewater services which are grouped together as a result of recent changes to Ontario Regulation 82/98.

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 section 51 or section 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



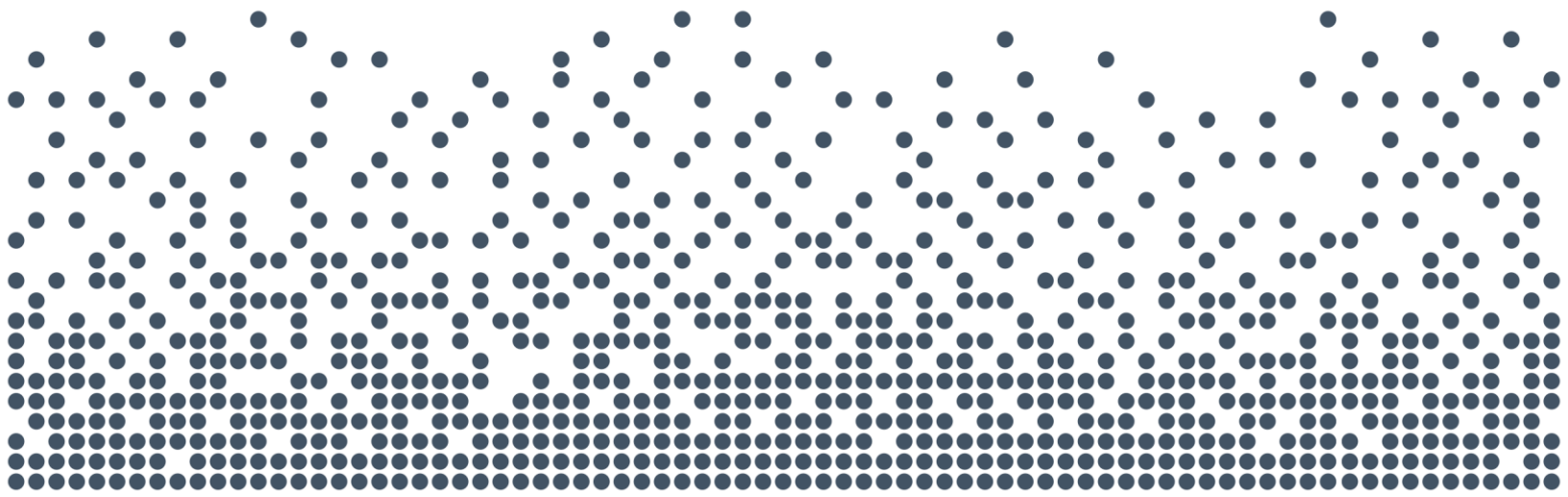
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.”

It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 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 municipality in question is a commenting agency, in order to comply with subsection 59 (4) of the D.C.A. it would need to provide to the approval authority information regarding the applicable municipal D.C.s related to the site.

If the Township is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities 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 Forecast



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	Equivalent Institutional Households	
Historical	Mid 2011	27,840	26,693	483	26,210	7,924	450	1,350	221	9,945	439	2.684
	Mid 2016	29,410	28,191	556	27,635	8,470	660	1,540	160	10,830	505	2.603
	Mid 2021	32,430	31,093	448	30,645	9,260	920	1,680	120	11,980	407	2.595
Forecast	Late 2025	36,750	35,233	510	34,723	10,042	1,385	2,064	120	13,611	464	2.589
	Late 2035	44,510	42,672	620	42,052	12,323	1,795	2,522	120	16,760	564	2.546
	Mid 2051	58,200	55,792	812	54,981	15,175	3,175	3,660	120	22,130	738	2.521
Incremental	Mid 2011 - Mid 2016	1,570	1,498	73	1,425	546	210	190	-61	885	66	
	Mid 2016 - Mid 2021	3,020	2,902	-108	3,010	790	260	140	-40	1,150	-98	
	Mid 2021 - Late 2025	4,320	4,140	62	4,078	782	465	384	0	1,631	57	
	Late 2025 - Late 2035	7,760	7,439	110	7,329	2,281	410	458	0	3,149	100	
	Late 2025 - Mid 2051	21,450	20,559	302	20,258	5,133	1,790	1,596	0	8,519	274	

^[1] Population includes the Census undercount estimated at approximately 4.3% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Notes:

Numbers may not add due to rounding.

Source: Derived from the County of Wellington Official Plan (including Official Plan Amendment 126), Township of Centre Wellington 2024 Land Needs Assessment, and County of Wellington Municipal Comprehensive Review forecast for the Township of Centre Wellington by Watson & Associates Economists Ltd., and discussions with Township of Centre Wellington staff regarding servicing and land supply by Watson & Associates Economists Ltd.



Schedule 2
Township of Centre Wellington
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	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
Fergus	2025 - 2035	1,595	315	403	2,313	6,139	(949)	5,190	79	5,269
	2025 - 2051	3,772	1,401	1,323	6,496	16,752	(1,574)	15,179	230	15,409
Elora-Salem	2025 - 2035	617	95	44	756	2,108	(72)	2,036	31	2,067
	2025 - 2051	1,191	389	222	1,802	4,808	(120)	4,688	71	4,759
Rural	2025 - 2035	69	0	11	80	221	(119)	102	0	102
	2025 - 2051	170	0	51	221	589	(198)	391	0	391
Township of Centre Wellington	2025 - 2035	2,281	410	458	3,149	8,469	(1,140)	7,329	110	7,439
	2025 - 2051	5,133	1,790	1,596	8,519	22,149	(1,892)	20,258	302	20,559

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Watson & Associates Economists Ltd.



Schedule 3
Township of Centre Wellington
Current Year Growth Forecast
Mid-2021 to Late-2025

		Population
Mid 2021 Population		31,093
Occupants of New Housing Units, Mid 2021 to Late 2025	<i>Units (2)</i>	1,631
	<i>multiplied by P.P.U. (3)</i>	2,675
	<i>gross population increase</i>	4,362
Occupants of New Equivalent Institutional Units, Mid 2021 to Late 2025	<i>Units</i>	57
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	62
Change in Housing Unit Occupancy, Mid 2021 to Late 2025	<i>Units (4)</i>	11,980
	<i>multiplied by P.P.U. change rate (5)</i>	-0.024
	<i>total change in population</i>	-284
Population Estimate to Mid 2025		35,233
<i>Net Population Increase, Mid 2021 to Late 2025</i>		<i>4,140</i>

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 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>	3.278	48%	1.572
<i>Multiples (6)</i>	2.351	29%	0.670
<i>Apartments (7)</i>	1.837	24%	0.432
Total		100%	2.675

^[1] Based on 2021 Census custom database.

^[2] Based on Building permit/completion activity.

(4) 2021 households taken from Statistics Canada Census.

(5) Change 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
10-Year Growth Forecast
Late-2025 to Late-2035**

		Population
Late 2025 Population		35,233
Occupants of New Housing Units, Late 2025 to Late 2035	<i>Units (2)</i>	3,149
	<i>multiplied by P.P.U. (3)</i>	2,690
	<i>gross population increase</i>	8,469
Occupants of New Equivalent Institutional Units, Late 2025 to Late 2035	<i>Units</i>	100
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	110
Change in Housing Unit Occupancy, Late 2025 to Late 2035	<i>Units (4)</i>	13,611
	<i>multiplied by P.P.U. change rate (5)</i>	-0,084
	<i>total change in population</i>	-1,140
Population Estimate to Late 2035		42,672
<i>Net Population Increase, Late 2025 to Late 2035</i>		<i>7,439</i>

(1) Late 2025 Population based on:

2021 Population (31,093) + Mid 2021 to Late 2025 estimated housing units to beginning of forecast period (1,631 x 2.675 = 4,362) + (57 x 1.1 = 62) + (11,980 x -0.024 = -284) = 35,233

(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>	2.921	72%	2.116
<i>Multiples (6)</i>	2.383	13%	0.310
<i>Apartments (7)</i>	1.810	15%	0.263
<i>one bedroom or less</i>	1.441		
<i>two bedrooms or more</i>	1.976		
Total		100%	2.690

^[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Late 2025 households based upon 2021 Census (11,980 units) + Mid 2021 to Late 2025 unit estimate (1,631 units) = 13,611 units.

(5) Change 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
Long-Term Growth Forecast
Late-2025 to Mid-2051

		Population
Late 2025 Population		35,233
Occupants of New Housing Units, Late 2025 to Mid 2051	<i>Units (2)</i>	8,519
	<i>multiplied by P.P.U. (3)</i>	2,600
	<i>gross population increase</i>	22,149
Occupants of New Equivalent Institutional Units, Late 2025 to Mid 2051	<i>Units</i>	274
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	302
Change in Housing Unit Occupancy, Late 2025 to Mid 2051	<i>Units (4)</i>	13,611
	<i>multiplied by P.P.U. change rate (5)</i>	-0.139
	<i>total change in population</i>	-1,892
Population Estimate to Mid 2051		55,792
<i>Net Population Increase, Late 2025 to Mid 2051</i>		<i>20,559</i>

(1) Late 2025 Population based on:

2021 Population (31,093) + Mid 2021 to Late 2025 estimated housing units to beginning of forecast period (1,631 x 2.675 = 4,362) + (57 x 1.1 = 62) + (11,980 x -0.024 = -284) = 35,233

(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>	2.921	60%	1.760
<i>Multiples (6)</i>	2.383	21%	0.501
<i>Apartments (7)</i>	1.810	19%	0.339
<i>one bedroom or less</i>	1.441		
<i>two bedrooms or more</i>	1.976		
Total		100%	2.600

^[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Late 2025 households based upon 2021 Census (11,980 units) + Mid 2021 to Late 2025 unit estimate (1,631 units) = 13,611 units.

(5) Change 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 6
Township of Centre Wellington
Summary of Active Development Applications

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	538	105	617	1,260
<i>% Breakdown</i>	43%	8%	49%	100%
Draft Plans Approved	593	430	325	1,348
<i>% Breakdown</i>	44%	32%	24%	100%
Application Under Review	154	148	98	400
<i>% Breakdown</i>	39%	37%	25%	100%
Total	1,285	683	1,040	3,008
<i>% Breakdown</i>	43%	23%	35%	100%

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: Derived from Township of Centre Wellington Planning Department data, by Watson & Associates Economists Ltd.



Schedule 7
Township of Centre Wellington
Historical Residential Building Permits
Years 2015 to 2024

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2015	114	26	1	141
2016	222	0	0	222
2017	222	0	0	222
2018	86	25	36	147
2019	314	136	8	458
Sub-total	958	187	45	1,190
Average (2015 - 2019)	192	37	9	238
% Breakdown	80.5%	15.7%	3.8%	100.0%
2020	172	36	75	283
2021	187	96	220	503
2022	328	114	40	482
2023	179	94	46	319
2024	62	135	46	243
Sub-total	928	475	427	1,830
Average (2020 - 2024)	186	95	85	366
% Breakdown	50.7%	26.0%	23.3%	100.0%
2015 - 2024				
Total	1,886	662	472	3,020
Average	189	66	47	302
% Breakdown	62.5%	21.9%	15.6%	100.0%

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Township of Centre Wellington Planning Department, by Watson & Associates Economists Ltd.



Schedule 8a
Township of Centre Wellington
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.947	3.257	4.522	3.278	
6-10	-	-	-	3.083	-	3.122	
11-15	-	-	1.667	3.200	4.818	3.000	
16-20	-	-	1.864	2.930	3.818	2.807	
21-25	-	-	1.676	2.812	3.917	2.692	2.921
26-30	-	-	1.737	2.901	-	2.605	
30+	-	1.429	1.854	2.745	3.867	2.673	
Total	2.000	1.325	1.806	2.861	4.040	2.777	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.368	1.883	3.254	4.522	2.935
6-10	-	1.545	1.560	2.976	-	2.513
11-15	-	1.091	1.727	2.965	4.818	2.660
16-20	-	-	1.750	2.835	3.750	2.558
21-25	-	-	1.667	2.777	3.769	2.578
25-30	-	1.091	1.679	2.899	-	2.532
30+	-	1.333	1.791	2.730	3.846	2.478
Total	1.846	1.312	1.756	2.836	4.006	2.559

^[1] Adjusted based on 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
County of Wellington Census Division
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]						25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.413	2.000	2.814	-	2.351	
6-10	-	1.526	1.811	2.577	-	2.388	
11-15	-	1.370	1.980	2.743	-	2.468	
16-20	-	1.278	1.701	2.691	3.167	2.423	
21-25	-	1.000	1.766	2.516	-	2.278	2.383
26-30	-	-	1.810	2.421	-	2.176	
30+	-	1.439	1.903	2.754	3.138	2.418	
Total	1.071	1.398	1.880	2.687	3.179	2.386	

Age of Dwelling	Apartments ^[2]						25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.407	1.863	2.537	-	1.837	
6-10	-	1.339	1.767	2.121	-	1.710	
11-15	-	1.255	1.629	-	-	1.575	
16-20	-	1.703	1.914	2.813	-	2.040	
21-25	-	1.508	2.000	2.750	-	1.864	1.810
26-30	-	1.419	1.976	2.688	-	1.867	
30+	0.951	1.256	1.942	2.654	4.083	1.710	
Total	1.151	1.305	1.910	2.592	4.857	1.747	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.503	1.947	3.113	5.055	2.693
6-10	-	1.538	1.848	2.997	4.325	2.705
11-15	-	1.386	1.817	3.135	4.313	2.928
16-20	-	1.773	1.866	3.041	4.180	2.910
21-25	-	1.540	1.867	2.895	4.169	2.733
26-30	-	1.463	1.899	2.761	3.986	2.552
30+	1.367	1.308	1.929	2.729	3.924	2.468
Total	2.110	1.377	1.910	2.844	4.110	2.591

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments

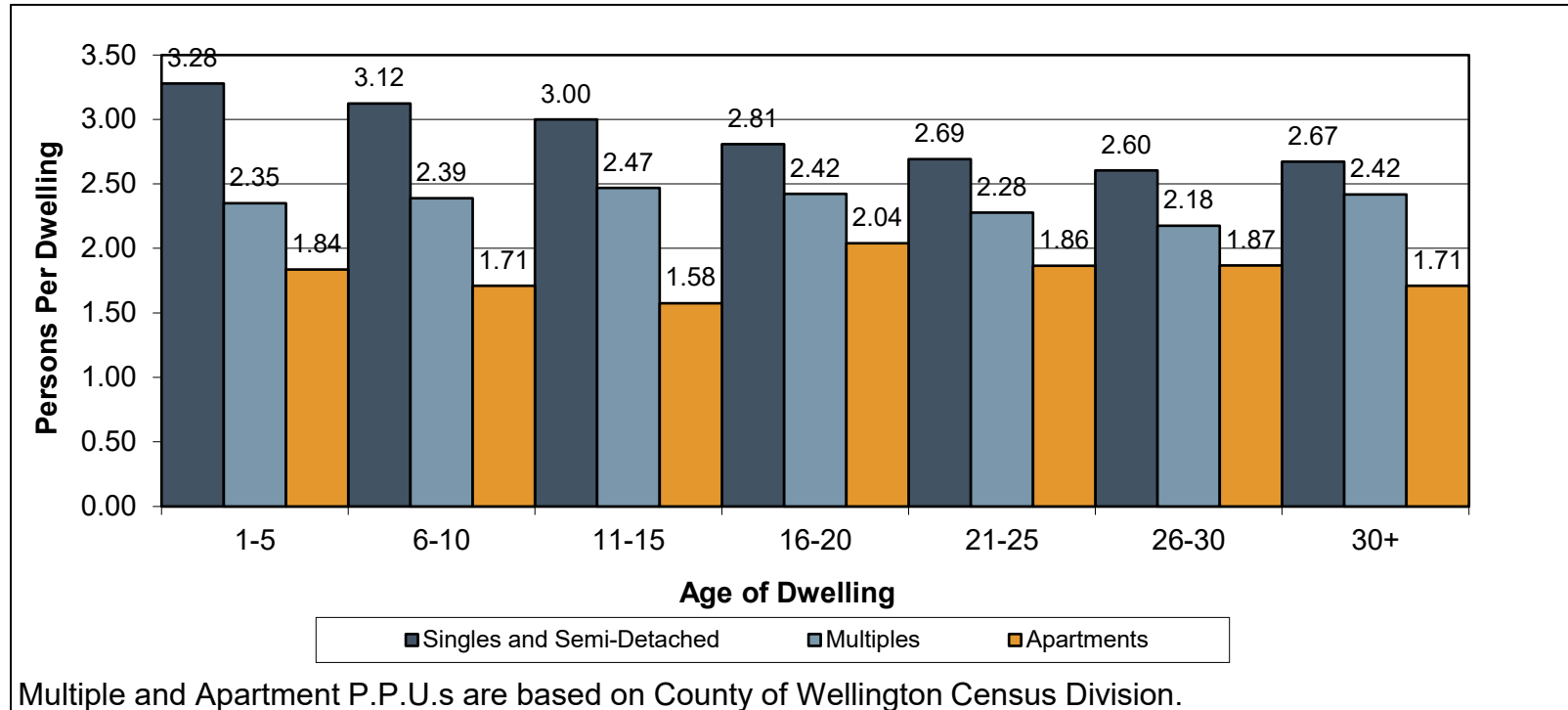
^[3] Adjusted based on historical trends.

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
(2021 Census)





Schedule 10a Township of Centre Wellington Employment Forecast, 2025 to 2051

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 N.F.P.O.W.	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 2011	26,693	0.009	0.061	0.098	0.109	0.076	0.353	0.036	0.390	240	1,635	2,617	2,908	2,030	9,430	973	10,403	7,795
Mid 2016	28,191	0.006	0.052	0.081	0.120	0.075	0.334	0.036	0.370	175	1,470	2,272	3,388	2,115	9,420	1,006	10,426	7,950
Late 2025	35,233	0.007	0.058	0.081	0.106	0.069	0.320	0.035	0.355	237	2,028	2,842	3,745	2,423	11,275	1,218	12,493	9,247
Late 2035	42,672	0.006	0.068	0.095	0.118	0.074	0.362	0.045	0.407	260	2,892	4,045	5,055	3,174	15,426	1,929	17,355	12,534
Mid 2051	55,792	0.005	0.076	0.107	0.129	0.079	0.395	0.054	0.449	300	4,213	5,965	7,200	4,380	22,058	3,017	25,075	17,845
Incremental Change																		
Mid 2011 - Mid 2016	1,498	-0.003	-0.009	-0.017	0.011	-0.001	-0.019	-0.001	-0.020	-65	-165	-345	480	85	-10	33	23	155
Mid 2016 - Late 2025	7,042	0.001	0.005	0.000	-0.014	-0.006	-0.014	-0.001	-0.015	62	558	570	357	308	1,855	212	2,067	1,297
Late 2025 - Late 2035	7,439	-0.001	0.010	0.014	0.012	0.006	0.041	0.011	0.052	23	864	1,203	1,310	751	4,151	711	4,862	3,287
Late 2025 - Mid 2051	20,559	-0.001	0.018	0.026	0.023	0.010	0.075	0.020	0.095	63	2,185	3,123	3,455	1,957	10,783	1,799	12,582	8,598
Annual Average																		
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	7	5	31
Mid 2016 - Late 2025	741	0.000	0.001	0.000	-0.001	-0.001	-0.001	0.000	-0.002	7	59	60	38	32	195	22	218	137
Late 2025 - Late 2035	744	0.000	0.001	0.001	0.001	0.001	0.004	0.001	0.005	2	86	120	131	75	415	71	486	329
Late 2025 - Mid 2051	806	0.000	0.001	0.001	0.001	0.000	0.003	0.001	0.004	2.5	86	122	135	77	423	71	493	337

^[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 workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: Derived from the County of Wellington Official Plan (including Official Plan Amendment 126), Township of Centre Wellington 2024 Land Needs Assessment, and County of Wellington Municipal Comprehensive Review forecast for the Township of Centre Wellington by Watson & Associates Economists Ltd., and discussions with Township of Centre Wellington staff regarding servicing and land supply by Watson & Associates Economists Ltd.



Schedule 10b
Township of Centre Wellington
Employment and Gross Floor Area (G.F.A.) Forecast, 2025 to 2051

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional ^[3]	Total	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional ^[3]	Total
Mid 2011	26,693	240	2,617	2,908	2,030	7,795					
Mid 2016	28,191	175	2,272	3,388	2,115	7,950					
Late 2025	35,233	237	2,842	3,745	2,423	9,247					
Late 2035	42,672	260	4,045	5,055	3,123	12,483					
Mid 2051	55,792	300	5,965	7,200	4,239	17,704					
Incremental Change											
Mid 2011 - Mid 2016	1,498	-65	-345	480	85	155					
Mid 2016 - Late 2025	7,042	62	570	357	308	1,297					
Late 2025 - Late 2035	7,439	23	1,203	1,310	700	3,236	69,000	1,563,900	589,500	477,300	2,699,700
Late 2025 - Mid 2051	20,559	63	3,123	3,455	1,816	8,457	189,000	4,059,900	1,554,700	1,234,000	7,037,600
Annual Average											
Mid 2011 - Mid 2016	300	-13	-69	96	17	31					
Mid 2016 - Late 2025	741	7	60	38	32	137					
Late 2025 - Late 2035	744	2	120	131	70	324	6,900	156,390	58,950	47,730	269,970
Late 2025 - Mid 2051	806	2	122	135	71	332	7,412	159,212	60,969	48,392	275,984

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,300
Commercial/Population-Related	450
Institutional	680

^[2] Primary industry includes agriculture and resource related employment.

^[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

*Reflects Late-2025 to Mid-2051 forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



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	Primary		Industrial		Commercial		Institutional		Total Non-Residential		Employment Increase ^[3]
		G.F.A.	S.F. ^{[1],[2]}	G.F.A.	S.F. ^[1]	G.F.A.	S.F. ^[1]	G.F.A.	S.F. ^[1]	G.F.A.	S.F.	
Fergus	2025 - 2035	-	-	1,255,800	-	421,600	-	341,700	-	2,019,100	-	2,404
	2025 - 2051	-	-	2,574,000	-	1,182,500	-	938,400	-	4,694,900	-	5,989
Elora-Salem	2025 - 2035	-	-	308,100	-	165,200	-	133,600	-	606,900	-	800
	2025 - 2051	-	-	1,485,900	-	365,400	-	290,200	-	2,141,500	-	2,382
Rural	2025 - 2035	69,000	-	-	-	2,700	-	2,000	-	73,700	-	32
	2025 - 2051	189,000	-	-	-	6,800	-	5,400	-	201,200	-	86
Township of Centre Wellington	2025 - 2035	69,000	-	1,563,900	-	589,500	-	477,300	-	2,699,700	-	3,236
	2025 - 2051	189,000	-	4,059,900	-	1,554,700	-	1,234,000	-	7,037,600	-	8,457

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,300
Commercial/Population-Related	450
Institutional	680

^[2] Primary industry includes agriculture and resource related employment.

^[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

^[4] Employment Increase does not include No Fixed Place of Work.

*Reflects Late-2025 to Mid-2051 forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 11
Township of Centre Wellington
Employment Categories by Major Employment Sector

NAICS	Employment by industry	Comments
	<u>Primary Industry Employment</u>	
11	<i>Agriculture, forestry, fishing and hunting</i>	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	
	<u>Industrial and Other Employment</u>	
22	<i>Utilities</i>	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	
31-33	<i>Manufacturing</i>	
41	<i>Wholesale trade</i>	
48-49	<i>Transportation and warehousing</i>	
56	<i>Administrative and support</i>	
	<u>Population Related Employment</u>	
44-45	<i>Retail trade</i>	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	
52	<i>Finance and insurance</i>	
53	<i>Real estate and rental and leasing</i>	
54	<i>Professional, scientific and technical services</i>	
55	<i>Management of companies and enterprises</i>	
56	<i>Administrative and support</i>	
71	<i>Arts, entertainment and recreation</i>	
72	<i>Accommodation and food services</i>	
81	<i>Other services (except public administration)</i>	
	<u>Institutional</u>	
61	<i>Educational services</i>	
62	<i>Health care and social assistance</i>	
91	<i>Public administration</i>	

Note: Employment is classified by North American Industry Classification System (NAICS) Code.

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$40,596.73	0.0160	km of roadways	2,537,296	per km	834,628,172
	Services Related to a Highway - Active Transportation	\$594.04	3.7803	Linear Meters of Active Transportation Facilities	157	per linear m	12,212,868
Public Works	Public Works - Facilities	\$891.21	1.8526	sq.ft. of building area	481	per sq.ft.	18,322,386
	Public Works - Vehicles & Equipment	\$564.90	0.0043	No. of vehicles and equipment	131,372	per vehicle	11,613,779
Fire Protection	Fire Protection Services - Facilities	\$360.70	0.5618	sq.ft. of building area	642	per sq.ft.	7,415,631
	Fire Protection Services - Vehicles & Equipment	\$338.61	0.0006	No. of vehicles	564,350	per vehicle	6,961,483
	Fire Protection Services - Small Equipment and Gear	\$82.43	0.0070	No. of equipment and gear	11,776	per item	1,694,678
Parks & Recreation	Parkland Development	\$698.35	0.0084	Acres of Parkland	83,137	per acre	14,357,378
	Parkland Amenities - Recreation	\$400.51	0.0007	No. of parkland amenities	572,157	per amenity	8,234,085
	Parkland Amenities - Parks	\$516.90	0.0033	No. of parkland amenities	156,636	per amenity	10,626,947
	Parkland Trails	\$8.18	0.1510	Linear Metres of Paths and Trails	54	per linear m	168,173
	Recreation Facilities	\$4,838.01	6.0685	sq.ft. of building area	797	per sq.ft.	99,464,648
	Parks & Recreation Vehicles and Equipment	\$65.68	0.0013	No. of vehicles and equipment	50,523	per vehicle	1,350,315



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/km)
Urban Collectors	26	26	26	26	26	26	26	26	26	26	27	27	27	31	31	\$3,460,000
Rural Local	436	436	436	436	436	436	436	436	436	436	436	436	436	436	436	\$2,460,000
Urban Arterial	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$4,060,000
Total	467	467	467	467	467	467	467	467	467	467	468	468	468	472	472	

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	0.0176	0.0175	0.0173	0.0171	0.0170	0.0167	0.0166	0.0163	0.0160	0.0159	0.0153	0.0150	0.0145	0.0140	0.0137

15 Year Average	2010 to 2024
Quantity Standard	0.0160
Quality Standard	\$2,537,296
Service Standard	\$40,597

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$40,597
Eligible Amount	\$834,628,172



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

Service: Services Related to a Highway - Active Transportation
Unit Measure: Linear Meters of Active Transportation Facilities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/ Linear Metre)
Multi-Use Paths	-	-	-	-	-	196	196	390	390	993	1,035	1,035	1,503	4,174	4,772	\$300
Sidewalks	95,382	95,946	95,292	95,983	96,965	99,834	99,992	104,891	110,040	110,404	111,130	111,409	112,942	113,914	117,048	\$160
Trails (Stone Dust)	2,958	2,958	2,958	2,958	2,958	3,410	6,021	6,021	6,563	6,563	6,563	6,563	6,563	6,563	6,563	\$75
On-Road Cycling Lane	-	-	-	-	-	-	-	-	-	-	863	863	863	863	863	\$100
Total	98,340	98,904	98,250	98,941	99,923	103,440	106,209	111,302	116,993	117,960	119,591	119,870	121,871	125,514	129,246	

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	3.7114	3.7052	3.6435	3.6193	3.6312	3.7115	3.7675	3.8774	4.0040	4.0127	3.9154	3.8552	3.7746	3.7295	3.7466

15 Year Average	2010 to 2024
Quantity Standard	3.7803
Quality Standard	\$157
Service Standard	\$594

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$594
Eligible Amount	\$12,212,868



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with site works, landscaping, etc.
Equipment Depot/Office	7,427	7,427	7,427	7,427	7,427	7,427	7,427	7,427	7,427	7,427	7,427	7,427	7,427	7,427	7,427	\$500	\$551
Sand/Salt Shed	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	\$224	\$247
Storage Shed	334	334	334	334	334	334	334	334	334	334	334	334	334	334	334	\$200	\$221
Equipment Depot/Office	6,743	6,743	6,743	6,743	6,743	6,743	6,743	6,743	6,743	6,743	6,743	6,743	6,743	6,743	6,743	\$500	\$551
Sand/Salt Shed	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	\$224	\$247
Public Works Office	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	\$500	\$551
Equipment Depot/Office	6,618	6,618	6,618	6,618	6,618	6,618	6,618	6,618	6,618	6,618	6,618	6,618	6,618	6,618	6,618	\$500	\$551
Equipment Depot/Office	5,503	5,503	5,503	5,503	5,503	5,503	5,503	5,503	5,503	5,503	5,503	5,503	5,503	5,503	5,503	\$500	\$551
Equipment Depot/Office	11,563	11,563	11,563	11,563	11,563	11,563	11,563	11,563	11,563	11,563	11,563	11,563	11,563	11,563	11,563	\$500	\$551
Storage	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	\$200	\$221
Storage Shed	-	-	-	-	-	-	420	420	420	420	420	420	420	420	420	\$200	\$221
Office (Engineering)	860	860	860	860	860	860	860	860	860	860	860	860	860	860	860	\$500	\$551
Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,151	\$200	\$221
Total	53,568	53,568	53,568	53,568	53,568	53,568	53,988	53,988	53,988	53,988	53,988	53,988	53,988	53,988	58,139		

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	2.0217	2.0068	1.9865	1.9595	1.9467	1.9221	1.9151	1.8808	1.8477	1.8365	1.7675	1.7363	1.6721	1.6042	1.6853

15 Year Average	2010 to 2024
Quantity Standard	1.8526
Quality Standard	\$481
Service Standard	\$891

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$891
Eligible Amount	\$18,322,386



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

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Small Trucks:																
12-31 Dodge Ram Pick-up (Elora)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
16-03 Chev Silverado Pick-up (Rosso) - 2016	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$65,000
19-05 Chev Silverado Pick-up (Swift)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
19-06 Chevrolet Equinox (Baker)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
15-04 Chev Pick-up (Heseltine) - 2015	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$65,000
16-27 Chev Silverado Pick-up (Fergus) - 2016	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$65,000
12-37 Ford F350 1 1/2 ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$111,000
11-83 Chev 4X4 1 1/2 ton (Elora Shop Truck)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$111,000
12-36 Ford F350 1 1/2 ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$111,000
11-75 4x4 Chev 1 1/2 ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$111,000
16-47 Chev Silverado (Fergus) - 2016	-	-	-	-	-	-	1	1	1	1	1	1	1	-	-	\$65,000
E19-26 Chevrolet Equinox	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
E14-28 2014 Jeep Cherokee	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$50,000
PW20-73 2020 Ford F550 XLT Utility Truck	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$120,000
PW21-31 Ford 1500 Pick-up (Elora)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$65,000
PW23-704 Chevrolet Silverado	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$65,000
24-712 2023 Chevrolet Bolt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$45,000
24-727 2024 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$65,000
24-703 2024 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$65,000
24-747 2024 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$65,000
24-783 Ford F550 with dump, plow (Elora)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$150,000
24-775 Ford F550 with dump, plow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$150,000
24-736 Chev Silverado 3500HD with dump	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$150,000
24-737 Chev Silverado 3500HD with dump	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$150,000
Heavy Equipment:																
18-10 John Deere Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$680,500
11-15 John Deere 870G Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$680,500
08-32 Volvo 960 Grader - retire	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$680,500
17-77 John Deere Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$680,500
12-35 John Deere Rubber Tire Loader	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$295,900
17-81 Case 580 Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$221,900
18-16 Case 450 Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$221,900
15-38 Case Backhoe 4WD - 2015	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$221,900
08-30 John Deere SJ 4WD Backhoe - retire	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$221,900
13-56 Elgin Pelican Street Sweeper (Elora) - 2013	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$325,500
05-19 Broombear Sweeper (Fergus)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$554,800
09-20 Pelican Sweeper (Elora)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$325,500
PW19-32 CAT 140 Grader	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$680,500



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

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
PW22-35 John Deere 524P Wheel Loader	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$295,900
23-720 Sweeprite Street Sweeper	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$325,500
23-715 John Deere 772GP Grader	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$680,500
24-730 Case Loader Backhoe	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$221,900
Dump Trucks & Snow Plows:																
05-98 International Single Axle - retire	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$384,600
12-33 International Single Axle	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$384,600
15-68 International Single Axle - 2014	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$384,600
15-79 International Single Axle - 2014	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$384,600
16-85 International Single Axle - 2015	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$384,600
17-82 International Single Axle - 2016	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$384,600
17-42 International 7600 Tandem - 2016	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$473,400
10-63 International 7300 Tandem	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$473,400
14-71 International 7600 Tandem - 2013	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$473,400
14-72 International 7600 Tandem - 2013	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$473,400
17-99 International 7600 Tandem -2016	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$473,400
11-66 International 7600 Tandem	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$473,400
PW21-63 Freightliner 114SD Tandem	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$473,400
PW21-98 Freightliner 114SD Tandem	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$473,400
24-733 Freightliner Single Axle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$384,600
24-766 Freightliner Single Axle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$384,600
24-772 Freightliner SD Tandem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$473,400
25-771 Freightliner SD Tandem - 2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$473,400
One way replacement snow plow blades	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$37,000
Sidewalk & Grass:																
09-64 Trackless (Fergus)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$74,000
10-51 Kubota 3080 (Fergus) - retire	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$59,200
09-62 Kubota (Elora) - retire	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$59,200
12-34 Kubota 3080 Mower (Fergus)	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$59,200
16-29 Kubota Zero Turn Mower (Fergus) - 2016	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$30,000
12-07 3748 Kubota Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
17-25 Kubota - 2018	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$74,000
14-40 Trackless - 2014	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$74,000
18-22 Kubota Zero Turn Mower (Fergus) - 2018	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$34,000
18-88 Kubota Zero Turn Mower (Elora) - 2018	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$34,000
18-52 Kubota Sidewalk Machine - 2018	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$74,000
PW20-62 Kubota Zero Turn Mower	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$30,000
PW20-64 Kubota sidewalk machine	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$210,000
PW21-74 Compact Tractor - Kubota	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$90,000
23-752 Compact Tractor - John Deere	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$90,000
23-725 2023 Articulated Sidewalk Tractor	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$210,000
24-729 2024 Kubota ZD1211R-3-60R	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$26,000



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

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Small Equipment:																
Hydraulic Water Pump (2)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	-	\$14,800
Roadside Mower - Colvoy (1) - 2016	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$29,600
Water Tanks (2)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$32,500
Compactor (Jumping Jack) (1)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,400
Sidewalk Sanders (1)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,400
2008 Bandit Wood Chipper - retire	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$74,000
Linemarker Paint Machine - retire	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,800
Linemarker Paint Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,800
Plate Tamper (1)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,900
Pressure Washer (2)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$22,200
Utility Trailers (4)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	-	\$7,400
Grader Packers (4)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$37,000
Kubota Tractor Snow Blower (2016)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$29,600
Asphalt Hot Box (2016)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$74,000
Paving Roller	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$74,000
Soil Screener	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$74,000
Chain Saws Pool	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$1,800
Hedge Trimmer Pool	2	2	2	2	2	2	2	2	2	2	2	2	2	2	8	\$925
Pilkington Office Portable Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,600
Push Mowers Pool	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$600
Quick Cut Saws Pool	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$2,200
Weed Eaters Pool	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$900
23-724 200UC Bandit Wood Chipper - 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$60,000
Trailers:																
United Express Van Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,400
Float Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,700
Webe Trailer	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$8,000
RHI Aluminum Trailer	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$8,000
ENBE - Trailer	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$8,000
Small Trucks (Environmental):																
14-44 Dodge 2500 Pick-up with snow blade - Water - 2014	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
16-09 Chev 4X4 Crew Pick-up - Waste Water - 2016	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$65,000
19-02 Chev Silverado (Chilton) - Water - 2019	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
10-14 Dodge Ram 3500 1 1/2 Ton - Water - 2010	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$111,000
11-86 Chev Pick-up - Water - 2011	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$65,000
16-87 Chev 4X4 Crew Pick-up - Water - 2016	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
13-06 Dodge Grand Caravan - Water - 2013	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$50,000
13-46 Chev Pick-up - Waste Water - 2012	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$65,000
11-08 GMC Pick-up with snow blade - Waste Water - 2010	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$65,000
15-41 Chev Silverado WT 1500 Pick-up - Water - 2015	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$65,000



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

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
19-11 Chev Pick up (Masiero) - Waste Water - 2018	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
19-23 Chev Pick-up (Mullin) - Waste waer - 2018	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$65,000
E20-86 Chevrolet Silverado Pick-up	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$65,000
E20-46 Chev Silverado 1/2 Ton	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$65,000
E20-08 Chev Silverado 3/4 Ton with plow	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$70,000
E22-06 2022 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$65,000
E22-55 2022 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$65,000
23-541 Chevrolet Silverado	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$65,000
23-428 Chev Bolt EUV LT	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$40,000
24-687 2024 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$65,000
24-509 2024 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$65,000
24-514 Ford F350 with dump box	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$100,000
Other (Environmental):																
14-80 Vactor Flusher Truck - Water/Waste Water - 2013	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$858,000
10-17 Vactor Flusher Truck - Water/Waste Water - 2010	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$858,000
04-28 GMC Camera Truck - Waste Water - 2004	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$81,400
14-61 Kubota Mower - Waste Water - 2014	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,400
14-60 Kubota Mower and Snowblower - Water - 2014	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$66,600
E78-100 3600 Ford Tractor with Cab & Loader - retire	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$118,300
25-517 International HV6 Vactor Flusher Truck - Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$650,000
Waterworks Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$337,100
Wastewater Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,200
Wastewater Treatment Plants Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$122,800
Trailer with Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$94,800
Trailer with Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$94,800



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

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Kohler 30 Portable Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$47,500
United Express Spills Trailer & Equip	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,400
7'x16' American Hauler Cargo Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,400
Nicholls Trailer	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$10,000
Vale Maintenance Trailer	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$10,000
Kubota East F2560 4x4 with 72" deck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$66,700
Kubota - Fergus F2880 4x4 with cab, 60" blade, 48" snowblower, 60" mower, & 60" sweeper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$68,500
Total	117	118	118	118	119	119	123	123	126	127	129	134	135	137	143	

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	0.0044	0.0044	0.0044	0.0043	0.0043	0.0043	0.0044	0.0043	0.0043	0.0043	0.0042	0.0043	0.0042	0.0041	0.0041

15 Year Average	2010 to 2024
Quantity Standard	0.0043
Quality Standard	\$131,372
Service Standard	\$565

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$565
Eligible Amount	\$11,613,779



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with site works, landscaping, 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	8,152	8,152	8,152	8,152	8,152	\$620	\$716
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	6,241	6,241	6,241	6,241	6,241	\$620	\$716
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	2,400	2,400	2,400	2,400	2,400	\$200	\$231
Storage Shed - 250 Queen Street West, Fergus	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	\$200	\$231
Total	16,172	16,172	16,172	16,172	16,172	16,172	16,172	16,172	16,172	16,172	16,893	16,893	16,893	16,893	16,893		

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	0.6103	0.6059	0.5997	0.5916	0.5877	0.5803	0.5737	0.5634	0.5535	0.5501	0.5531	0.5433	0.5232	0.5020	0.4897

15 Year Average	2010 to 2024
Quantity Standard	0.5618
Quality Standard	\$642
Service Standard	\$361

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$361
Eligible Amount	\$7,415,631



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

Service: Fire Protection Services - Vehicles & Equipment
Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Fergus Station																
E1 Pumper Rescue - 2005	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
PUMP41 - 24 Spartan Pumper	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$1,400,000
Timberwolf Mini Pumper - 2007	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Tanker-47 (Freightliner FL-80) - 1997	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$1,000,000
New Tanker - 47	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$1,000,000
Rescue-45 (KME) - 2017	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Boat - B49 - 2012	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,600
Argo 750HDI 8x8 ATV (E48) and Trailer (E48T) - 2015	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$51,800
Truck-45B (2003 Silverado)	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$80,000
Truck-45B (2021 Silverado)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$80,000
Emergency Prep Trailer with generator	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$85,800
Elora Station																
Pump-61 (KME) - 2011	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Aerial-64 (E-One Custom Cab) - 2001	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,627,300
Tanker-67 (International 7500) KME - 2014	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Rescue-65 (KME) - 2017	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Boat - B69 - 2013	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,600
Truck-65B (2007 Dodge Ram)	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$80,000
Truck - 65B (2021 Silverado)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$80,000
Administration																
2012 Dodge Ram (T. Mulvey) - 2012	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$80,000
ECAR3 2022 Ford F150	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$80,000
2013 Expedition (B. Patton) - 2012	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$80,000
ECAR1 2022 Ford Explorer	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$80,000
2012 Dodge Caravan (C. Paluch) - 2012	-	-	1	1	1	1	1	1	1	1	1	1	-	-	-	\$80,000
ECAR4 2022 F150	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$80,000
2019 Chevrolet Tahoe (J. Kam) - 2019	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$80,000
Total	16	16	17	17	17	17	17	17	16	17	17	17	17	17	18	

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0005	0.0006	0.0006	0.0005	0.0005	0.0005	0.0005

15 Year Average	2010 to 2024
Quantity Standard	0.0006
Quality Standard	\$564,350
Service Standard	\$339

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$339
Eligible Amount	\$6,961,483



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Fire Fighters - Equipment	60	60	60	60	60	60	60	60	63	69	69	69	69	69	69	\$9,200
Rescue & Medical																
Gas Resuscitators & Detectors	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,800
Hydraulic Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$227,800
Rescue Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$103,000
Other	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$161,000
Suppression Equipment																
Portable Pumps	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,600
Exhaust Fans	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$7,000
Hoses	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$132,000
Nozzles	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,500
Generators	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$51,800
Ladders	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,400
Other	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$165,400
Station Supplies	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$71,000
Other																
Portable Radios	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	\$2,200
S.C.B.A. Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,300
S.C.B.A. Fill Station	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,800
S.C.B.A. Cascade	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,800
S.C.B.A.	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	\$11,200
S.C.B.A. Cylinders	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	\$1,800
Total	202	202	202	202	202	202	202	202	205	211	211	211	211	211	211	

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	0.0076	0.0076	0.0075	0.0074	0.0073	0.0072	0.0072	0.0070	0.0070	0.0072	0.0069	0.0068	0.0065	0.0063	0.0061

15 Year Average	2010 to 2024
Quantity Standard	0.0070
Quality Standard	\$11,776
Service Standard	\$82

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$82
Eligible Amount	\$1,694,678



**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	2021	2022	2023	2024	2025 Value (\$/Acre)
Active Parkland	62.39	68.41	68.41	68.41	68.41	68.41	68.41	68.41	68.41	68.41	68.41	68.41	70.66	70.66	70.66	\$104,700
Passive Parkland	119.46	120.96	120.96	120.96	120.96	120.96	120.96	125.48	125.48	125.26	125.26	125.26	127.51	127.51	127.51	\$104,700
Natural Open Space	29.57	46.34	46.34	46.34	46.34	49.54	49.54	49.54	51.50	53.70	53.70	53.70	69.26	69.26	77.86	\$5,600
Total	211.42	235.71	235.71	235.71	235.71	238.91	238.91	243.43	245.39	247.37	247.37	247.37	267.43	267.43	276.03	

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	0.0080	0.0088	0.0087	0.0086	0.0086	0.0086	0.0085	0.0085	0.0084	0.0084	0.0081	0.0080	0.0083	0.0079	0.0080

15 Year Average	2010 to 2024
Quantity Standard	0.0084
Quality Standard	\$83,137
Service Standard	\$698

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$698
Eligible Amount	\$14,357,378



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
FERGUS PARKS																
BT Corner																
Seating area, paths, lighting	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Beatty Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Rock wall climber & swing set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,100
Outdoor natural ice rink (water supply & light)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
CW Community Sportsplex																
Large Community Medium Children's play structure & swing set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$566,500
Skateboard Park (fence, equip, surface)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$282,600
Large Picnic Pavilion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$124,300
9 Hole Disc Golf course							-	-	-	-	-	-	-	-	1	\$10,000
Campground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Aluminum Bleachers	-	-	-	-	-	4	4	4	4	4	4	4	4	4	4	\$50,000
12 Steel Bleachers	-	-	-	-	-	12	12	12	12	12	12	12	12	12	12	\$6,700
Confederation Park																
Small picnic shelter (teepee)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,400
Gravel parking lots (1,225 sq.m)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$57,700
Ferrier Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Forfar Park																
Small sports field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Gravel parking lots (350 sq.m)	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$16,450
Asphalt parking lots (1300 sq.m)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$61,100
Pavillion	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$80,000
Outdoor fitness equipment	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$20,000
Neighbourhood Children's Play structure & swings	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$151,000
Accessible Washroom	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$220,000
Gibbons Dr Park																
Neighbourhood Children's Play structure	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$151,000
Gow Park																
benches	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Graham Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Highland Park																
Washroom/concession building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$309,200
Gravel parking lot (200 sq.m.)	1	1	1	1	1	1	1	3	3	3	3	3	3	3	3	\$9,400
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Harper Crescent																
BMX Trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Holman Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Kirvan Park																
Neighbourhood Children's Play structure & swings	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$151,000
Pavillion	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$80,000
Milligan Park																
Neighbourhood Children's Play structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Millburn Blvd Park																
Splash Pad	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$330,000
Medium Picnic Shelter	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Asphalt parking lot with curbing (553 sq.m.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,000
Pattison Park																
Neighbourhood Children's Play structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Revell Park																
Neighbourhood Children's Play structure	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$151,000
Ryan Park																
Neighbourhood Children's Play structure & swings	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$151,000
Outdoor natural ice rink (water supply & Light)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$22,200
Stait Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Barrier Free Children's Play Structure	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$566,500
St. James Square Park																
Benches	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
Strathallan Park																
Gravel parking lot (911 sq.m.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$43,000
Community children's play structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$566,500
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,200
Tait Cresc. Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Templin Gardens																
benches	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Terry Fox Park																
gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Webster Park																
Small sports field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Wilkie Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Victoria Park																
Asphalt parking lot Fergus (400 sq.m.)	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$48,800
Asphalt Parking Lot Elora (2,500 sq.m.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$116,900
Gravel parking lot (800 sq.m.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$37,000
Community children's play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$566,500
Stonedust track (410 lm.m.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$69,500
Pierpoint Nature Reserve																
Gravel parking lot (360 sq.m.)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,300
Bench											1	1	1	1	1	\$2,500
Fergus Dog Park																
Dog agility equipment	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$37,000
Westminster Highland Park																
Community children's play structure & swings	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$566,500
Shade Structure	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$62,100
Multi Use Asphalt Court	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$65,100
ELORA PARKS																
Bissell Park																
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$235,200
Gravel Parking Lot (3,457 sq.m.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$162,700
Steel Pedestrian Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,199,800
Multit-use asphalt play surface (676 sq.m.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$63,600
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Accessible Washroom	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$650,000
Drimmie Park																
Community children's play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$566,500
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,200
Elora Community Centre																
Large Community children's play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$566,500
multi-use asphalt court (sq.m.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$63,600
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$155,300
Fencing Along Gorge	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$550,300
Skatepark	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$750,000
Elora Lion's Park																
Gravel Parking Lot (967 sq.m.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$45,900



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Elora Meadows Park																
Neighbourhood Children's Play structure & swings	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$151,000
Outdoor natural ice rink (water supply & Light)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$60,000
Foote Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Hoffer Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Asphalt Parking Lot (500 sq.m.)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$59,200
Gravel Parking Lot (117 sq.m.)	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$5,900
Small Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,400
Accessible Washroom	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$250,000
Granwood Memorial Park																
K-8 playground	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$151,000
Pavillion	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$80,000
Games Table	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$5,000
Haylock Park																
Stone amphitheatre	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$50,000
Games Table	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$5,000
Keating Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
O'Brien Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Small Children's Splash Area	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$495,600
Asphalt parking area (585 sq.m.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$63,600
Bike Repair Station	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$15,000
Accessible Washroom	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$220,000
Station Square Park																
Wood Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Veterans Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Medium Picnic Shelter	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$155,300
Gravel parking area (963 sq.m)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,400



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Victoria Park																
Gravel Parking Lot (2,500 sq.m.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$116,900
Fencing Along Gorge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$125,700
South Ridge Park																
Gravel parking lot (918 sq.m.)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,900
Neighbourhood Children's Play structure, swings & rubber surface	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$151,000
Accessible Washroom											1	1	1	1	1	\$220,000
BELWOOD PARKS																
Belwood Sports Fields																
Asphalt parking area (1,328 sq.m)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$145,000
Douglas Park																
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Mult-use asphalt play surface	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,200
Ennotville Park																
gravel parking lot	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Maple Park																
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$155,300
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
Total	71	73	75	76	78	95	95	101	103	107	110	117	117	120	123	

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	0.0027	0.0027	0.0028	0.0028	0.0028	0.0034	0.0034	0.0035	0.0035	0.0036	0.0036	0.0038	0.0036	0.0036	0.0036

15 Year Average	2010 to 2024
Quantity Standard	0.0033
Quality Standard	\$156,636
Service Standard	\$517

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$517
Eligible Amount	\$10,626,947



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
FERGUS PARKS																
CW Community Sportsplex																
Rugby Field (unlit)	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$27,200
Soccer Field (unlit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Hardball Diamond (lit & fenced)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,025,000
Tennis Courts (2 lit & fenced)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Highland Park																
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$930,000
Class D Ball Diamonds	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$195,000
Kirvan Park																
3/4 soccer field (unlit)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$120,000
Strathallan Park																
Sports field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Tower Street Tennis Court																
Tennis Courts (lit & fenced)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$600,000
Clubhouse (75 sq.m.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Victoria Parks																
Soccer field (lit & irrigated)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$725,000
Soccer/Rugby Field (1/2 lit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$725,000
Soccer field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$295,000
ELORA PARKS																
Elora Community Centre																
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$928,700
Elora Lion's Park																
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$928,700
South Ridge Park																
Sports Fields (irrigated)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$725,000
Small Sports Field (irrigate)	-	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$295,000
BELWOOD PARKS																
Belwood Sports Fields																
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$928,700
Total	19	22	22	22	22	21	21	21	21	21	21	21	21	22	22	

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	0.0007	0.0008	0.0008	0.0008	0.0008	0.0008	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0006

15 Year Average	2010 to 2024
Quantity Standard	0.0007
Quality Standard	\$572,157
Service Standard	\$401

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$401
Eligible Amount	\$8,234,085



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/ Linear Metre)
FERGUS PARKS:																
Gibbons Park																
Stone dust trail	-	-	-	-	-	-	-	-	249	249	249	249	249	249	249	\$46
Templin Gardens																
Stone dust trail	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	\$46
Concrete stairs to river	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	\$150
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	1,000	1,000	1,000	1,000	1,000	\$46
Confederation Park																
Stone dust trail	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	\$46
Millburn Park																
Stone dust path	161	161	161	161	30	30	30	30	30	30	30	30	30	30	30	\$46
Pattison Place Park																
Stone dust trail	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	\$46
Kirvan Park																
Stone dust trail	-	-	-	-	-	-	-	-	-	-	-	-	108	108	108	\$46
Glencoe Park																
Stone dust trail	154	154	154	154	154	154	154	154	154	154	154	154	154	154	154	\$46
Terry Fox Park																
Stone dust path	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	\$46
Victoria Park																
Stone Dust running track	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410	\$46
Fergus Dog Park																
Stone dust trail	-	490	490	490	490	490	490	490	490	490	490	490	490	490	490	\$46
Revell Park																
Stone dust trail	-	-	-	-	-	150	150	150	150	150	150	150	150	150	150	\$46
Ryan Park																
Stone dust trail	-	-	-	-	-	-	-	-	400	400	400	400	400	400	400	\$46



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/ Linear Metre)
ELORA PARKS:																
O'Brien Park																
Stone dust path	-	-	-	-	-	-	-	-	22	22	22	22	22	22	22	\$46
Bissell Park																
Stone dust path	185	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$46
Boardwalk	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	\$150
Foote Park																
Stone dust trail	477	477	477	477	397	397	397	219	219	219	219	219	219	219	219	\$46
Station Square Park																
Stone dust trail	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	\$46
South Ridge Park																
Stone dust trail	-	222	222	222	222	222	222	222	222	222	222	222	222	222	222	\$46
BELWOOD PARKS:																
Douglas park																
Stone dust path	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	\$150
Total	3,751	4,278	4,278	4,278	4,067	4,217	4,217	4,039	4,710	4,710	4,710	4,710	4,818	4,818	4,818	

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	0.1416	0.1603	0.1586	0.1565	0.1478	0.1513	0.1496	0.1407	0.1612	0.1602	0.1542	0.1515	0.1492	0.1432	0.1397

15 Year Average	2010 to 2024
Quantity Standard	0.1510
Quality Standard	\$54
Service Standard	\$8

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$8
Eligible Amount	\$168,173



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with site works, landscaping, 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	111,523	111,523	111,523	111,523	111,523	\$775	\$854
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	1,181	1,181	1,181	1,181	1,181	\$351	\$387
Storage Shed	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$200	\$221
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	2,217	2,217	2,217	2,217	2,217	\$500	\$551
Tennis Change Rooms (Fergus)	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	\$207	\$228
Victoria Park Seniors Centre	9,500	9,500	9,500	9,500	9,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$700	\$772
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	4,827	4,827	4,827	4,827	4,827	\$361	\$398
Belwood Hall	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	\$700	\$772
Elora Community Centre	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	\$750	\$827
Green House #1	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	\$20	\$22
Green House #2	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	\$20	\$22
Weigh Scale Washroom	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342	\$500	\$525
Total	175,423	175,423	175,423	175,423	175,423	177,923	177,923	177,923	177,923	177,923	177,923	177,923	177,923	177,923	177,923		

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	6.6205	6.5719	6.5053	6.4171	6.3748	6.3840	6.3113	6.1983	6.0893	6.0524	5.8251	5.7223	5.5107	5.2868	5.1576

15 Year Average	2010 to 2024
Quantity Standard	6.0685
Quality Standard	\$797
Service Standard	\$4,838

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$4,838
Eligible Amount	\$99,464,648



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Small Trucks																
Blue Dodge 4X4 truck (2006 - Parks & Watering)	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$65,000
Chevrolet Silverado (2022 - Parks)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$65,000
Blue Chev truck (2013 - Mgr P&FO)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$65,000
White Chevrolet Silverado Crew - Z71 (Horticulture)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$65,000
Chev Duel Wheel With Box (2004 - Parks)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$160,000
Ford Landscape Truck with Box (2020 - Parks)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$160,000
Blue Dodge truck with cap (2006 - Horticulturist)	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$65,000
Chev Silverado 1500 (2022 - Watering Crew)													1	1	1	\$65,000
Blue Ford truck (2002 - Parks)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Blue Ford Ranger 4X4 truck (2011 - Sportsplex)	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$65,000
Ford 550 Multipurpose (2017)								1	1	1	1	1	1	1	1	\$264,800
Ford Landscape Truck with Box (2020 - Horticulture)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$100,000
Chevrolet Silverado (2023 - Parks Manager)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$65,000
White Chevrolet Silverado Crew	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$65,000
Chevrolet Silverado (2023 - Parks Coordinator)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$65,000
Chevrolet Silverado (2023 - Forestry Coordinator)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$65,000
Ford Transit Van	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$70,000
Chevrolet Silverado 4x4 - Transferred (Recreation Facilities)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$65,000
Dodge Ram Pick-up (Parks)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$65,000
Dodge Pickup	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$65,000
Tractors & Mowers																
Kubota Tractor/Mower (2002)	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$30,000
Kubota Tractor/Mower (2019) - JECC	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$30,000
Kubota Tractor FE Loader (1999)	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$75,000
Kubota Tractor FE Loader M5030 (2023 - JECC)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$75,000
Gang Turf Mower (2016)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$119,800
John Deere 1600 Mower (2024)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$100,000
John Deere Tractor FE Loader (2009)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$75,000
Kubota MX5400 HSTCC Utility Tractor (2024)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$75,000
Kubota Tractor (4WD) Mower (2002)	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$39,900
Gang Turf Mower (2009)	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$100,000
Gang Turf Mower (2021)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$100,000



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

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Kubota Mower (2001)	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$30,000
Kubota F3080 60" Riding Mower (2013)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Kubota Mower (2017)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$30,000
Kubota Mower (2017)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$30,000
Kubota Mower (2019)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$30,000
Kubota MX5400 Utility Tractor with Pallet Fork (2022)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$70,000
Kubota ZD1211 Zero Turn Mower (2023)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$30,000
Ice Resurfacers																
CWCS Olympia (2002 & 2012)	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	\$142,000
Elora Olympia (2001 & 2016)	1	1	1	1	1	1	1	2	2	2	2	2	2	2	3	\$142,000
Other Equipment																
1999 Miska Prowler Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,500
TM-0146 Miska Landscape Trailer (2023)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$15,000
Ice Surface Edger	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$9,500
Floor Scrubber	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$22,200
Snow Blower	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$1,600
Floor Polisher	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$3,100
Paint Liner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000
Aerator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Large Aerator (2015)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$12,000
Lawn Roller (2024)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$5,000
Ball Groomer (Sportsplex/Parks)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Ball Groomer (JECC)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Watering Tank (2021)												1	1	1	1	\$10,000
Grove Lift (Sportsplex) (1998)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$29,600
Scissor Lift (JECC) (2017)								1	1	1	1	1	1	1	1	\$25,000
MS Gregson Trailer Type Lawn Care Sprayer		1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,800
Total	31	32	33	34	34	35	35	38	38	39	40	41	45	50	53	

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	0.0012	0.0012	0.0012	0.0012	0.0012	0.0013	0.0012	0.0013	0.0013	0.0013	0.0013	0.0013	0.0014	0.0015	0.0015

15 Year Average	2010 to 2024
Quantity Standard	0.0013
Quality Standard	\$50,523
Service Standard	\$66

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$66
Eligible Amount	\$1,350,315



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Township of Centre Wellington

Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings 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 2024 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 which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for 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:



Table C-1
Township of Centre Wellington
Lifecycle Cost Factors and Average Useful Lives

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water and Wastewater Facilities	50	0.01182321
Water and Wastewater Linear Infrastructure	80	0.005160705
Facilities	50	0.01182321
Services Related to a Highway	40	0.016555748
Parkland Development	40	0.016555748
Vehicles	10	0.091326528
Small Equipment & Gear	10	0.091326528

Table C-2 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-2
Township of Centre Wellington
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	VALUE OF EXISTING INFRASTRUCTURE	GROSS COST LESS BENEFIT TO EXISTING	SHARE OF GROWTH RELATED CAPITAL TO ASSETS IN PLACE	CURRENT OPERATING EXPENDITURE	ANNUAL OPERATING EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services							
1.1 Treatment plants	174,963,246	110,711,506	63%	2,220,887	1,405,311	5,298,725	6,704,036
1.2 Sewers		30,815,375	18%	2,435,153	428,891	1,751,798	2,180,689
2. Water Services							
2.1 Treatment plant & Storage	134,895,719	41,665,589	31%	2,729,164	842,964	2,102,169	2,945,133
2.2 Distribution		70,721,352	52%	1,560,472	818,104	3,882,333	4,700,437
3. Land - Urban 2051 Forecast							
3.1 Land Acquisition for D.C. Eligible Services		4,625,663			-	-	-
4. Services Related to a Highway							
4.1 Roads and Related	1,219,534,005	131,834,309	11%	6,848,922	740,384	6,329,695	7,070,079
5. Public Works (Facilities and Fleet)							
5.1 Public Works (Facilities and Fleet)	45,456,587	48,026,357	106%	2,093,926	2,212,301	1,289,186	3,501,487
6. Fire Protection Services							
6.1 Fire facilities, vehicles & equipment	24,550,388	10,682,484	44%	2,343,715	1,019,809	797,375	1,817,184
7. Parks and Recreation Services							
7.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	196,324,685	218,321,905	111%	7,163,237	7,965,843	9,178,477	17,144,320
8. Land - 2051 Forecast							
8.1 Land Acquisition for D.C. Eligible Services		4,148,820			-	-	-
9. Growth Studies							
9.1 Growth Studies		4,354,654			-	-	-
10. Land - 10 Year Forecast							
10.1 Land Acquisition for D.C. Eligible Services		2,478,000			-	-	-
Total	1,795,724,630	678,386,013		27,395,476	15,433,605	30,629,758	46,063,363



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

The *Development Charges Act, 1997*, as amended (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 D.C.A. 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; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- 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 subsection 5 (1) 2 to 8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 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 used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law and reserve funds by June 30. This statement must be made available to the public and be submitted to the Minister of Municipal Affairs and Housing by July 15.

Subsection 43 (2) and O. Reg. 82/98 prescribe 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 asset's 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 the beginning of the year, given in the year, and outstanding at the end of the year by the holder);
- for credits granted under section 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 subsection 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.

Recent changes arising from Bill 109 (*More Homes for Everyone Act, 2022*) provide that Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements, which shall be included in the treasurer's statement.

- For each service for which a development charge is collected during the year
 - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law, and
 - if the answer to subparagraph i is no, the amount the municipality now expects to incur and a statement as to why this amount is expected;



- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Additionally, as per subsection 35(3) of the D.C.A.:

35(3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.

All D.C.-eligible services are prescribed for the purposes of this section. Therefore, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two (2) ways in which a municipality may approach this requirement:

- a) Include a schedule as part of the annual treasurer's statement; or
- b) Incorporate the information into the annual budgeting process.

Recent regulatory changes to *Ontario Regulation 82/98* also require the following with respect to the Treasurer's Statement:

- The amount from each reserve fund that was committed to a project, but had not been spent, as of the end of the year;
- The amount of debt that had been issued for a project as of the end of the year; and
- Identify where in the D.C. background study the project's capital costs were estimated.

This would not apply in circumstances where a municipality uses a unique identifier in both the background study and treasurer's statement to identify each project.

Based upon the above, Figure 1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Attachment 3 provides for the schedule for allocating reserve fund balances to projects.



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 7 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 D-1
Township of Centre Wellington
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates									
	Services Related to a Highway	Public Works (Facilities and Fleet)	Fire Protection Services	Parks and Recreation Services	Growth Studies	Land	Wastewater Treatment	Wastewater Sewers	Water Treatment plants and storage	Water Distribution
Opening Balance, January 1,										
<u>Plus:</u>										
Development Charge Collections										
Accrued Interest										
Repayment of Monies Borrowed from Fund and Associated Interest ¹										
Sub-Total	0	0	0	0	0	0	0	0	0	0
<u>Less:</u>										
Amount Transferred to Capital (or Other) Funds ²										
Amounts Refunded										
Amounts Loaned to Other D.C. Service Category for Interim Financing										
Credits ³										
Sub-Total	0	0	0	0	0	0	0	0	0	0
Closing Balance, December 31,	0	0	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 development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.



Figure D-2a
Township of Centre Wellington
Attachment 1
Annual Treasurer's Statement of Development Charge Reserve Funds
Amount Transferred to Capital (or Other) Funds – Capital Fund Transactions

Capital Fund Transactions	D.C. Project Number	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
			D.C. Forecast Period			Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
			D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/Capacity Interim 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



Figure D-2b
 Township of Centre Wellington
 Attachment 1
 Annual Treasurer's Statement of Development Charge Reserve Funds
 Amount Transferred to Capital (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
<u>Services Related to a Highway</u>									
Capital Cost J									
Capital Cost K									
Capital Cost L									
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Water Services</u>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Wastewater Services</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



Figure D-3
Township of Centre Wellington
Attachment 2
Annual Treasurer's Statement of Development Charge Reserve Funds
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					



Figure D-4
Township of Centre Wellington
Attachment 3
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

Service:	Water
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year	Total Debt Issuance	Amount Committed but Not Spent	D.C. Project Number
Total		\$0	\$0	\$0	\$0	\$0	

Service:	Wastewater
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year	Total Debt Issuance	Amount Committed but Not Spent	D.C. Project Number
Total		\$0	\$0	\$0	\$0	\$0	

Service:	Services Related to a Highway
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year	Total Debt Issuance	Amount Committed but Not Spent	D.C. Project Number
Total		\$0	\$0	\$0	\$0	\$0	



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.

Definitions

Developer-initiated Urban Boundary Expansion is an urban boundary expansion proposed via application to the Township by a private developer, builder, or group of private companies. The developer-initiated urban boundary expansion will require infrastructure not contemplated in the Township's Master Plans and D.C. Background Study, at the time of application.

Development Frontage is the length of a property's boundary that directly abuts a public road.

Direct Access refers to new or upgraded infrastructure required to provide access from the external road to the area of a Development.



Development refers to the construction, erection or placing of one or more buildings or structures on land.

Road is defined as a thoroughfare, route, or way on land between two places that has been surfaced or otherwise improved to allow travel by motor vehicle.

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, mobility device and public transit users, and motorists to safely and comfortably move throughout the Township, 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; roundabouts, 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.); pedestrian crossings, 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; accessibility features; railings and safety barriers; and utility relocations.

The cost of the following items shall be direct developer responsibilities as a local service or included in the D.C. calculation as identified below:

- 1.1 Local and rural roads internal to development or fronting a development inclusive of all land and associated infrastructure - direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 1.2 Local and rural roads external to development and not required to provide Direct Access - Include in Township D.C. 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 or fronting a development inclusive of all land and associated infrastructure - direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 1.4 Urbanization of collector roads internal to development or fronting a development, inclusive of all land and associated infrastructure - direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 1.5 Collector roads external to development and not required to provide Direct Access - Include in Township D.C. 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 Township will be directly impacted by the development and require reconstruction to a higher service level.
- 1.6 Arterial roads:
 - 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: include in Township D.C.;
 - 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 right-of-way 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: include in Township D.C.

- 1.7. Improvements to existing external roads that are required to provide Direct Access - direct developer responsibility through local service provisions (s.59 of D.C.A.).

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 Township D.C. (Refer to Item 1)
- Collector Road - Include in Township D.C. (Refer to Item 1)
- Arterial Road - Include in Township 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 Direct Access such as private site entrances or entrances to specific development; direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 3.3 On arterial or collector road intersections with County roads: include in County D.C.s or, may be a direct developer responsibility as per the requirements of the County's local service policy.
- 3.4 Intersection improvements, roundabouts, new or modified signalization, signal timing and optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: include in Township D.C. 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.
- 4.2 Streetlights on arterial roads fronting a development: considered part of the complete street and included as a direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 4.3 Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 4.4 Streetlights on non-arterial roads fronting a development: considered part of the complete street and included as a direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 4.5 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 direct developer responsibility through local service provisions (s.59 of D.C.A.).

5. Sidewalks

- 5.1 Sidewalks on Provincial highways and County roads external to a development - Include in Township D.C. or direct developer responsibility through local service provisions (s.59 of D.C.A.) if required to connect the development to the existing sidewalk network and/or fronting a development.
- 5.2 Sidewalks on Township roads - Linked to road funding source in Item 1.
- 5.3 Other sidewalks on Township roads external to development and/or fronting a development (which are a local service within the area to which the plan relates) - direct developer responsibility through local service provisions (s.59 of D.C.A.).



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

- 6.1 Bike routes and bike lanes, within road allowance, external to development - Include in Township D.C. (consistent with the service standard provisions of the D.C.A., s.5(1)).
- 6.2 Bike paths/multi-use paths/naturalized walkways external to development - Include in Township D.C. (consistent with the service standard provisions of the D.C.A., s.5(1)) or direct developer responsibility through local service provisions (s.59 of D.C.A.) where required to connect the development to the existing active transportation networks and/or fronting a development.
- 6.3 Bike lanes, within road allowance, internal to development - direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 6.4 Bike paths/multi-use paths/naturalized walkways internal to development - direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 6.6 Trail bridges/underpasses and associated works - Include in Township D.C. (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 associated with the provision of parking (if required by the Township), rough grading, fencing, municipal sewer, and water (if required by the Township), topsoil, seeding, lighting, trails/pathways/multi-use pathways within a park, stormwater infrastructure and drainage features, electrical, fiber, and developer requested enhancements.
- 7.2 External to Development - Include in Township 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 through local service provisions (s.59 of D.C.A.).
- 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 All stormwater management works will be 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 that benefit more than one Development and located external to the Development: include in Township D.C.
- 11.2 Water treatment, storage facilities, pumping stations, transmission mains, booster stations, re-chlorination/sampling stations and Wells that benefit one Development and located external to the Development to be direct developer responsibility.
- 11.3 Watermains external to the Development, which upgrade the size of the main or provides new watermains greater than 300 mm nominal diameter (over sizing), included in the D.C.
- 11.4 Over sizing costs of waterworks within the Development greater than 300mm nominal diameter included in D.C..
- 11.5 Connection to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.
- 11.6 Watermains, district metering chambers, hydrants, booster stations, valves, and rechlorination/sampling stations internal to the Development, to be direct developer responsibility as a local service.

12. Sanitary Sewer

- 12.1 Wastewater treatment plants, pumping stations and transmission mains that benefit more than one Development and are external to the Development shall be included in the D.C.
- 12.1 Wastewater treatment plants, pumping stations and transmission mains that benefit one Development and are external to the Development to be direct developer responsibility.
- 12.2 Sanitary sewers external to Development, which upgrades the size of the existing main, or provides a new main greater than 250 mm nominal diameter, included in the D.C.



- 12.3 Connections to trunk sewers to service specific areas, to be direct developer responsibility.
- 12.4 Incremental costs of sanitary sewer works within the Development, which benefits upstream developers, greater than 250 mm nominal diameter and depth of 5 metres or greater included in D.C. .

13. Infrastructure Assets Constructed by Developers

- 13.1 All infrastructure assets designed and constructed by Developers must be in accordance with the Township's Development Manual, as revised.
- 13.2 All infrastructure assets shall be conveyed in accordance with the Township's Development Manual, as revised, and all applicable agreements with the Township.
- 13.3 Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Township shall be in accordance with the Township's Development Manual.

14. Studies

- 14.1 The infrastructure planning studies, master plans, and major Township studies are included in the D.C. Studies that take the recommendations from the Township's studies to further develop details and design for specific developments shall be a direct developer responsibility as a local service.
- 14.2 Where a Developer Initiated Urban Boundary Expansion is approved, master plans and the D.C. Background Study will need to be updated. As a requirement of the development application, updates to these studies shall be direct developer responsibility as a local service, if the master plans/D.C. Background Study were completed within 5 years of the Urban Boundary Expansion application approval.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the Development Charges Act, 1997, as amended (D.C.A.) (new subsection 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:

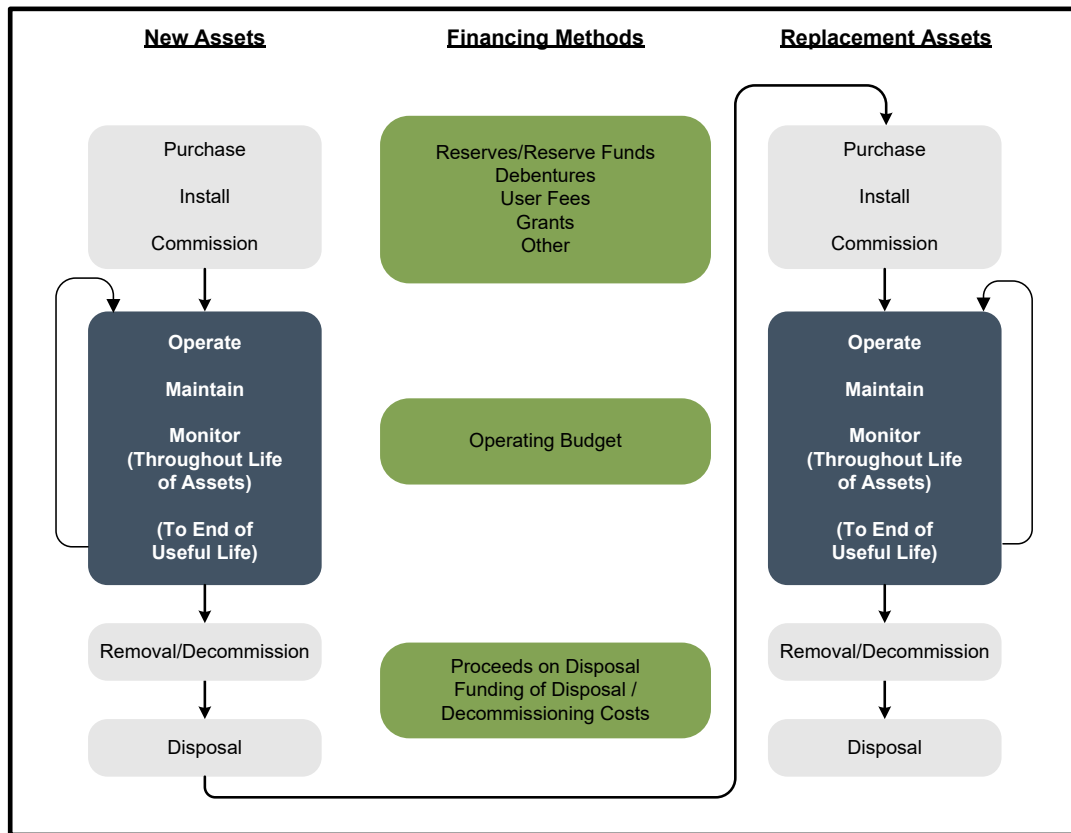
“The asset management plan shall,

- (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, section 8 of the regulations was amended to include subsections (2), (3), and (4) which set out 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 in 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 throughout 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 were to be completed by 2022 for core municipal services and 2024 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 asset management plans 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 prepared an A.M.P. in 2025 for its existing assets. Although the A.M.P. included an analysis on growth-related assets, the future annual investment needs are based on the previous D.C. background study. To reflect the updated capital project listing and to meet the requirements of the legislation, the following table (presented in 2025 \$) 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 that 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 20-year financing.
2. Lifecycle costs for the 2025 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 approximately \$58.24 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 approximately \$20.70 million. This amount, totaled with the existing operating revenues of approximately \$78.07 million, provides annual revenues of approximately \$98.77 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
 2025\$

Asset Management - Future Expenditures and Associated Revenues	2051 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$5,430,394
Annual Debt Payment on Post Period Capital ²	\$6,745,261
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	
Annual Lifecycle - Area-specific Services	
Sub-Total - Annual Lifecycle	\$30,629,758
Incremental Operating Costs (for D.C. Services)	\$15,433,605
Total Expenditures	\$58,239,018
Revenue (Annualized)	
Total Existing Revenue ³	\$78,074,893
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$20,698,093
Total Revenues	\$98,772,986

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Capital Cost and Benefit to Existing Methodology



Appendix G: Capital Cost and Benefit to Existing Methodology

Based on the regulatory changes provided through Bill 60: *Fighting Delays, Building Faster Act, 2025*, there is a requirement to provide greater detail regarding how capital costs and non-growth-related shares (i.e., B.T.E. deduction methodology) of the costs are determined. These methodologies are provided below on a service-by-service basis:



Table G-1
Township of Centre Wellington
Methodology for Determining Capital Costs and B.T.E. Calculations

Service	Capital Cost Methodology	B.T.E. Calculation Methodology
Fire Protection Services	<ul style="list-style-type: none"> • Facilities: the total size of the new fire hall was determined by reviewing existing facility sizes and the relative need for new growth. The total anticipated square footage for this facility was multiplied by a cost per square foot, which was determined based on a review of recent cost estimates. • Vehicles & Equipment: New vehicles and equipment needed have been identified based on the new fire hall that is anticipated to be built. This need has been identified based on the standard vehicles and equipment provided at the Township's existing stations. Cost estimates are based on current costs of these items. 	<ul style="list-style-type: none"> • Facilities: given that the new fire hall included in the D.C. calculation is new and required to accommodate new development in the Township, there was no B.T.E. deduction applied to any of the fire stations. • Vehicles & Equipment: similarly, all of the vehicles and equipment identified for inclusion in the D.C. calculation is new (i.e. not replacing any existing items). Further, these new vehicles and equipment items are required to accommodate new growth within the forecast period.
Services Related to a Highway	<ul style="list-style-type: none"> • Cost estimates were developed by the Township's engineering staff based on a detailed review of the work anticipated for each project relative to current construction costs. • The costing for active transportation works is based on the recently completed Active Transportation & Mobility Plan. 	<ul style="list-style-type: none"> • New Roads/Road Extensions: considered fully growth-related given that they are adding additional capacity to accommodate new growth. • Road Upgrades/Widenings: a project-by-project review was undertaken to determine the B.T.E. deduction. In addition, as part of the previous D.C. background study, Triton Engineering Services Ltd. reviewed the B.T.E. deductions. Where the scope of work was unchanged relative to the previous study, the same B.T.E. deductions were utilized. Based on the scope of work, and whether the full road is being urbanized or urbanized and widened, the B.T.E. deduction ranges from 5% to 60%. • Intersection Improvements: a 5% benefit to existing deduction has been made on an allocation basis to provide recognition of a minor benefit to the existing community. • Gravel Road Conversions to Asphalt: a 90% B.T.E. deduction has been made on an allocation basis to provide a minor recognition of the growth-related benefit. • Bridge Expansions: given that existing bridges are being replaced and expanded from one to two lanes, the B.T.E. deduction is reflective of the portion of costs related to the additional lane relative to the overall project cost. • Active Transportation: These projects are related to adding active transportation networks and capacity throughout the Township for new growth. As a result, a benefit to existing deduction has not been made for these works. Note, the B.T.E. deduction noted in the roads capital cost listing is related to the non-growth-related works included in the Township's Active Transportation & Mobility Plan (see Appendix I for a complete list of the Active Transportation projects).



Service	Capital Cost Methodology	B.T.E. Calculation Methodology
Public Works	<ul style="list-style-type: none"> • Facilities: cost estimates have been determined based on the anticipated size of the new facilities relative to the replacement costs of similar public works facilities. • Vehicles/Equipment: current costs for the new vehicles and equipment have been multiplied by the total growth-related need identified for each vehicle and equipment type. 	<ul style="list-style-type: none"> • Facilities: With respect to the new snow storage and treatment facility, a 10% B.T.E. allocation has been made to account for the minor benefit to existing development. This facility is being built given that there is less space in the built-up area to store snow with the intensification of growth. All other facility space included in the D.C. calculation is new and required to accommodate development in the Town, and as a result, there was no B.T.E. deduction applied. • Vehicles/Equipment: All vehicles and equipment are new to provide services for new growth and are not replacing any existing items. As a result, a B.T.E. deduction has not been applied.
Parks and Recreation	<ul style="list-style-type: none"> • Recreation facilities: the anticipated size of the various facilities was multiplied by the replacement cost per sq.ft. of similar recreation facilities. Costing estimates were provided based on a detailed costing review undertaken as part of the Parks and Recreation Plan. • Parkland Development: based on the anticipated new parkland, development costs have been applied to the total acres based on recent construction costs. • Amenities: the new amenities to be added to new parks are based on standards set out by the Township for new parks multiplied by current cost estimates for the amenities. Current cost estimates were provided based on a detailed costing review undertaken as part of the Parks and Recreation Plan. • Vehicles & Equipment: current costs for the new vehicles and equipment have been multiplied by the total growth-related need identified for each vehicle and equipment type. 	<ul style="list-style-type: none"> • Recreation facilities: given that all of the recreation facilities included in the D.C. calculation are new and providing additional facility space to accommodate growth, a benefit to existing deduction has not been made. It is anticipated that new facilities will not be replacing any existing facilities in the Township, which would continue to remain in service. • Parks: Similarly, most parkland development, trails, and amenities included in the D.C. calculation are related to new parks and amenities. As a result, a benefit to existing deduction has not been applied, as these costs are related to providing parks services to new development across the Township. The exceptions are as follows: <ul style="list-style-type: none"> ○ Pave Victoria Park Track (Project #25): the paving of the track allows the use of the track for the full year. The track is currently in use for 7 months of the year, and as a result, the B.T.E. deduction is based on the additional usage allowed in a calendar year due to the paving (i.e. expansion of service related to paving). ○ Confederation Park – Additional Amenities (Project #32): a 70% B.T.E. deduction has been applied related to the costs related to replacing the existing amenities. The growth related costs are for the new amenities to be added.
Growth Studies	<ul style="list-style-type: none"> • Cost estimates are determined based on a review of recent cost estimates for similar studies. 	<ul style="list-style-type: none"> • Non-growth-related shares for studies have been determined on a project-by-project basis through a review of the scope of each study. Based on this review, an allocation to account for the benefit to existing development is made. For example, although parks and recreation plans are generally undertaken to identify the new capital projects that are required to accommodate new development, there is a benefit to the existing community wherein existing policies and practices are also reviewed through



Service	Capital Cost Methodology	B.T.E. Calculation Methodology
		<p>the study. As a result, a 20% allocation to account for the non-growth-related share of this project has been made.</p>
Wastewater	<ul style="list-style-type: none"> • Facilities: costing is based on current estimated construction costs. • Linear Infrastructure: costing is based on recent estimates provided through the Water and Wastewater Master Servicing Plan, in addition to current estimated construction costs. 	<ul style="list-style-type: none"> • Facilities: <ul style="list-style-type: none"> ○ a 10% B.T.E. deduction was applied to the future expansion of the Fergus wastewater treatment plant to recognize rerating of the existing plant. ○ The B.T.E. deduction for the South Fergus Sewage Pumping Stations is based on the share of flows to the new pumping station that would be related to existing development. ○ A 70% allocation has been applied to the Fergus Headworks Bar Screen project to recognize that a minor portion of this work would benefit new growth as this will address the additional capacity resulting from the future expansion. • Linear Infrastructure: <ul style="list-style-type: none"> ○ New sanitary sewers that are being built to accommodate new development are considered to be fully growth related, and as such, a B.T.E. deduction is not applied to these projects. ○ The growth-related share related to upgrades/upsizing of existing pipes is based on a combination of the following: <ul style="list-style-type: none"> ▪ the share of the costs related to the incremental size of the diameter of the pipe. ▪ The proportion of useful life remaining for the existing pipe being replaced with a larger pipe. Given that, due to growth, the pipe is being replaced in advance of its typical replacement date, this share of the costs of replacing the existing pipe would be considered growth-related.
Water	<ul style="list-style-type: none"> • Facilities: costing is based on current estimated construction costs. • Linear Infrastructure: costing is based on recent estimates provided through the Water and Wastewater Master Servicing Plan, in addition to current estimated construction costs. 	<ul style="list-style-type: none"> • Facilities: <ul style="list-style-type: none"> ○ A B.T.E. deduction has been made with respect to the replacement and expansion of existing wells for the portion of the costs related to replacing the existing capacity. ○ All other works are considered to be fully growth-related as they are adding new capacity to the system (e.g. new wells). • Linear Infrastructure:



Service	Capital Cost Methodology	B.T.E. Calculation Methodology
		<ul style="list-style-type: none">○ New watermains that are being built to accommodate new development are considered to be fully growth related, and as such, a B.T.E. deduction is not applied to these projects.○ The growth-related share related to upgrades/upsizing of existing pipes is based on a combination of the following:<ul style="list-style-type: none">▪ the share of the costs related to the incremental size of the diameter of the pipe.▪ The proportion of useful life remaining for the existing pipe being replaced with a larger pipe. Given that, due to growth, the pipe is being replaced in advance of its typical replacement date, this share of the costs of replacing the existing pipe would be considered growth-related.
Land	<ul style="list-style-type: none">• Cost estimates are based on the application of per acre land costs to the total acres of land required to be purchased for the new facilities. Land costs are based on current cost estimates for land.	<ul style="list-style-type: none">• The land costs included in the D.C. calculation are related to new facilities that are fully growth-related. As a result, the land required for these facilities would also be considered fully growth-related.



Appendix H

Changes to the D.C.A.



Appendix H: Changes to the D.C.A.

Since the passage of the Township's previous D.C. by-law, there have been a number of changes to the D.C.A. This appendix summarizes the changes.

H.1 Changes to the D.C.A.: *Bill 213 and Bill 109*

H.1.1 Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. As a result, this mandatory exemption will be included in the D.C. by-law.

H.1.2 Bill 109: More Homes for Everyone Act, 2022

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement.

- The following additional information must be provided for each D.C. service being collected for during the year:
 - a. whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law; and
 - b. if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- For any service for which a D.C. was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.



The changes to the D.C.A. has also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.

H.2 Changes to the D.C.A. – *Bill 23: More Homes Built Faster Act, 2022*

On November 28, 2022, Bill 23 received Royal Assent. This Bill amended a number of pieces of legislation including the *Planning Act* and D.C.A. The following provides a summary of the changes to the D.C.A.:

H.2.1 *Additional Residential Unit Exemption*

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings
 - The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

H.2.2 *Removal of Housing as an Eligible D.C. Service*

Housing is removed as an eligible service as of November 28, 2022. Municipalities with by-laws that include a charge for housing services can no longer collect for this service. It is noted that the charge for housing services is still applicable where rates have been frozen for the purposes of instalment payments under the D.C.A.



H.2.3 New Statutory Exemption for Non-Profit Housing

Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

H.2.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units

Affordable units, attainable units, and inclusionary zoning units (affordable) are exempt from the payment of D.C.s, as follows:

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.

Note: As discussed in Section H.2.13, the definitions above of an Affordable Rental Unit and Affordable Owned Unit have been modified through Bill 134.

- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.

Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

Note: the above Affordable Owned and Rental Unit exemptions came into force as of June 1, 2024. At the time of writing, it is not known when the exemption for Attainable Units will be in force.

- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.



H.2.5 Historical Level of Service Extended to 15-Year Period Instead of the Historical 10-Year Period

Prior to Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

H.2.6 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act may prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed.

H.2.7 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

H.2.8 D.C. By-law Expiry

A D.C. by-law now expires 10 years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five (5) years, prior to Bill 23.

H.2.9 Installment Payments

Non-profit housing development has been removed from the instalment payment section of the Act (section 26.1), as these units are now exempt from the payment of a D.C.

H.2.10 Rental Housing Discount

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:



- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

H.2.11 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

H.2.12 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities are required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water, wastewater, and services related to a highway. Other services may be prescribed by the regulation.

H.2.13 Bill 134: Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the More Homes Built Faster Act (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions is based on the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin” published by the Minister of Municipal Affairs and Housing. This bulletin informs the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. This bulletin was published on April 5, 2024.

Bill 134 received Royal Assent on December 4, 2023 and provides for a modification to the affordable residential unit definition by:

- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.



This change provides the exemption based on the lesser of the two measures. Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- The tenant and purchaser transacting the affordable unit being at arm’s length;
- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).

The following table provides a comparison of the definitions provided through Bill 23 and those provided through Bill 134 (underlining added for emphasis).

Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>80 per cent of the average market rent</u> , as determined in accordance with subsection (5).	The rent is no greater than <u>the lesser of</u> , i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The <u>average market rent for the year in which the residential unit is occupied by a tenant</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.”	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household that, in the Minister’s opinion, is at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u> ; and (b) identify the <u>rent</u> that, in the Minister’s opinion, is



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
		<u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>80 per cent of the average purchase price</u> , as determined in accordance with subsection (6).	The price of the residential unit is no greater than <u>the lesser of</u> , <ol style="list-style-type: none"> i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin,” as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario.	The Minister of Municipal Affairs and Housing shall, <ol style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality</u>; and (b) identify the <u>purchase price</u> that, in the Minister’s opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)

Note: the Affordable Unit exemption came into force on June 1, 2024.



H.3 Bill 185: *Cutting Red Tape to Build More Homes Act*

On April 10, 2024, the Province released Bill 185: *Cutting Red Tape to Build More Homes Act*. The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23. The following sections provide a summary of the changes.

H.3.1 Revised Definition of Capital Costs

Bill 185 reversed the capital cost amendments of Bill 23 by reinstating studies as an eligible capital cost. The following paragraphs were added to subsection 5(3) of the D.C.A.:

5. *Costs to undertake studies in connection with any of the matters referred to in paragraphs 1 to 4.*
6. *Costs of the development charge background study required under section 10.*

H.3.2 Removal of the Mandatory Phase-in

As noted in Section G.2 above, Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 removed this mandatory phase-in. This change is effective for any D.C. by-laws passed after Bill 185 came into effect.

For site plan and zoning by-law amendment applications that were made prior to Bill 185 receiving Royal Assent, the charges payable will be the charges that were in place on the day the planning application was made (i.e., including the mandatory phase-in).

H.3.3 Process for Minor Amendments to D.C. By-laws

Section 19 of the D.C.A. requires that a municipality must follow sections 10 through 18 of the D.C.A. (with necessary modifications) when amending D.C. by-laws. Sections 10 through 18 of the D.C.A. generally require the following:

- Completion of a D.C. background study, including the requirement to post the background study 60 days prior to passage of the D.C. by-law;
- Passage of a D.C. by-law within one year of the completion of the D.C. background study;



- A public meeting, including notice requirements; and
- The ability to appeal the by-law to the Ontario Land Tribunal.

Bill 185 allows municipalities to undertake minor amendments to D.C. by-laws for the following purposes without adherence to the requirements noted above (with the exception of the notice requirements):

1. To repeal a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date (subject to the 10-year limitations provided in the D.C.A.);
2. To impose D.C.s for studies, including the D.C. background study; and
3. To remove the provisions related to the mandatory phase-in of D.C.s.

Minor amendments related to items 2 and 3 noted above may be undertaken only if the D.C. by-law being amended was passed after November 28, 2022, and before Bill 185 took effect. Moreover, the amending by-law must be passed within six months of Bill 185 coming into effect.

Notice requirements for these minor amending by-laws are similar to the typical notice requirements, with the exception of the requirement to identify the last day for appealing the by-law (as these provisions do not apply).

H.3.4 Reduction of D.C. Rate Freeze Timeframe

Bill 108 provided for the requirement to freeze the D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application. The D.C. rate for these developments is “frozen” at the rates that were in effect at the time the site plan and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 reduced the two-year timeframe to 18 months.

H.3.5 Modernizing Public Notice Requirements

The D.C.A. sets out the requirements for municipalities to give notice of public meetings and of by-law passage. These requirements are prescribed in sections 9 and 10 of O. Reg. 82/98 and include giving notice in a newspaper of sufficiently general circulation in



the area to which the by-law would apply. The regulatory changes modernized public notice requirements by allowing municipalities to provide notice on a municipal website if a local newspaper is not available.

H.4 Bill 17: *Protect Ontario by Building Faster and Smarter Act, 2025*

On May 12, 2025, the Province released *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025*. The Bill received Royal Assent on June 5, 2025. This Bill introduces some additional exemptions, changes to the timing of payment for residential D.C.s, and provides regulatory authority to make future changes. The following subsections provide a summary of the changes:

H.4.1 Deferral of Residential D.C. Payments to Occupancy

Changes to section 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied. Only under circumstances prescribed in the regulations may the municipality require a financial security. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.

Municipalities shall not impose interest on the deferral of D.C. payment to occupancy.

H.4.2 Removal of Interest for Legislated Instalments

Changes to section 26.1 of the Act remove the ability to charge interest on instalments for rental housing and institutional development. This also applies to future instalments for existing deferrals.

H.4.3 Early Payment for Residential/Institutional

Changes provide that a person required to pay a D.C. for residential or institutional development (i.e. instalments or at occupancy), can pay earlier without the requirement to enter into an early payment agreement.



H.4.4 Exemption for Long-term Care Homes

Before this change, long-term care homes were subject to the installment payment provisions of the D.C.A. As of June 5, 2025, Long-term care homes are exempt from D.C.s, as well as all future installment payments, where applicable.

H.4.5 Revised Definition of Capital Costs

Section 5(3) of the D.C.A. provides for a definition of capital costs that are eligible for inclusion in the D.C. calculations. The changes introduced by Bill 17 added the following wording to the beginning of the section: “Subject to the regulations”. As such, the Province may make changes to limit the definition of capital costs via changes to the D.C. regulations.

H.4.6 Expanded Simplified D.C. By-law Amendment Process

In addition to the reason for the simplified process set out in Section H.3.3, a D.C. by-law may now also be amended through the simplified amendment process to repeal the indexing provision or decrease the D.C. for one or more types of development.

H.4.7 Lower Charge – Current vs. Rate Freeze

This change provides that the municipality must charge the lower of the D.C. calculated with the rate freeze (including interest) and the D.C. at current rates at the time the D.C. is payable. This change assists where municipalities reduce their D.C. and therefore can impose the reduced D.C. in cases where the rate freeze applies.

H.4.8 Grouping of Services for the Purposes of Using Credits

This change provides the Province with the ability to make changes through the regulations to group D.C. services together for the purposes of applying D.C. credits.

H.4 Bill 60: Fighting Delays, Building Faster Act, 2025

The Provincial government introduced Bill 60, Fighting Delays, Building Faster Act, 2025 and Regulatory Proposals MMAH2018 and 25MMAH030 on October 23, 2025. The Bill received Royal Assent on November 27, 2025. The following subsections provide a summary of the changes:



H.4.1 Addition of Class of Service for Land Acquisition

The legislative change provides for land acquisition as a separate class of service¹. Anticipated land acquisition capital needs are to be grouped together for the purposes of the D.C. calculations. Land acquisition capital needs are also to be excluded from the historical Level of Service calculations.

The anticipated capital costs for land are restricted to 10 years for all services except the following:

- Water;
- Wastewater;
- Stormwater;
- Service related to a Highway;
- Electrical;
- Transit;
- Police; and
- Fire.

As land acquisition is considered a class of service, municipalities are required to establish a separate reserve fund for these capital costs. As such, funds are to be segregated for this purpose only and used solely for land costs. Similar to other reserve funds, monies in this reserve fund can be borrowed and repaid, with interest. With respect to credits, municipalities need to ensure appropriate accounting of credits for land separately from credits for other applicable services.

Section 35 of the D.C.A. is amended to add an exception to the use of monies in established reserve funds. This section states that monies in a reserve fund can be used for land acquisition, however, they cannot be used for land acquisition if those costs are to be paid for with the reserve fund established for land acquisition.

¹ Section 7 of the D.C.A. states that a class of service may be established for the purposes of a D.C. by-law that is a combination of D.C. eligible services or a subset of a D.C. eligible service.



H.4.2 Required Timelines for the Annual Treasurer's Statement

Section 43(1) of the Act has been amended to require the Treasurer's statements to be completed by June 30 of each year (previously based on a date determined by Council). Further, Section 43(3) of the Act is amended to require a copy of the Treasurer's statement to be submitted to the Minister by July 15 of each year.

H.4.3 Addition of Requirements for Local Service Policies

Subsections 59(2.2) through 59(2.11) of the Act generally set out the following:

- A Local Service Policy is required for all D.C. eligible services to which a D.C. by-law imposes a charge and where some part of the service will be provided as a local service;
- A Local Service Policy is required to impose a condition of local services on development and only to the extent it has been identified in the Local Service Policy. That is, a municipality could not require a work or classes of work to be provided as a local service if it is not identified as such in the Local Service Policy;
 - This does not apply where a municipality does not impose a D.C. for that service;
 - This applies the day a municipality establishes the Local Services Policy or 18 months after Bill 60 received Royal Assent;
- Required content for a Local Service Policy:
 - Works or classes of works related to development that are intended to be required as a Local Service
- Optional content for a Local Service Policy:
 - Works or classes of works that are not intended to be required as a Local Service;
 - Works or classes of works that are partially required as a Local Service;
- The municipality shall give a copy of the Local Service Policy to the Minister of Municipal Affairs and Housing upon request, by the date requested; and
- The Local Service Policy must be reviewed, requiring a resolution of Council declaring if a revision is needed. The Resolution shall be passed at the time of passing any D.C. by-law or when a revision to the policy is required.



H.4.4 Requirement to Provide Documents to the Minister

Changes to Section 10 and Section 13 of the D.C.A. require municipalities to provide copies of documents to the Minister upon request, by the date requested.

In addition, section 59(2.8) of the Act requires a copy of the Local Service Policy to be provided to the Minister upon request, by the date requested.

H.4.5 Regulatory Changes

Bill 60 also provided for regulatory changes to *Ontario Regulation 82/98*. These changes are with respect to the following matters:

Merging of Credits

This change merges water supply services and wastewater services for the purposes of credits. As provided in subsection 2 (4) of the D.C.A., the D.C.-eligible services of water supply and wastewater include distribution and treatment, and sewers and treatment, respectively.

Transparency of B.T.E. Calculations

Regulatory changes require municipalities to provide greater details with respect to how capital costs are determined and how the growth-related and non-growth-related shares of the costs are determined. This appears to be required for each service, rather than on a project-by-project basis.

Details of Land Acquisition

Section 8 of Ontario Regulation 82/98 has been amended to require land acquisition costs to be included in the D.C. background presentation of:

- The total of the estimated capital costs relating to the service;
- The allocation of the total of the estimated costs between costs that would benefit new development and costs that would benefit existing development;
- The total of the estimated capital costs relating to the service that will be incurred during the term of the proposed development charge by-law;
- The allocation of the costs incurred during the term of the proposed by-law between costs that would benefit new development and costs that would benefit existing development; and



- The estimated and actual value of credits that are being carried forward relating to the service.

Information Accessibility

The changes increase reporting requirements for the Annual Treasurer's Statements to include:

- The amount from each reserve fund that was committed to a project, but had not been spent, as of the end of the year;
- The amount of debt that had been issued for a project as of the end of the year; and
- Identify where in the D.C. background study the project's capital costs were estimated.

This does not apply in circumstances where a municipality uses a unique identifier in both background studies and treasurer's statements to identify each project.



Appendix I

Listing of Active Transportation Projects



Appendix I: Listing of Active Transportation Projects

Table I-1
Infrastructure Costs Included in the Development Charges Calculation
Active Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Start	End	Timing (year)	Gross Capital Cost Estimate (2025\$)	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
	2025 to 2051											71%	29%
1	6470 Beatty Line Desire Lines	ECT	Colborne St	2035-2045	425,250	-		425,250	-	425,250	-	-	-
2	6490 First Line Desire Lines	Garafraxa St	First Line	2035-2045	603,750	-		603,750	-	603,750	-	-	-
3	930 Scotland St Desire Lines	Mcqueen Blvd	Fourth Line	2035-2045	619,500	-		619,500	-	619,500	-	-	-
4	968 St David St Desire Lines	St David St N	N/A	2035-2045	367,500	-		367,500	-	367,500	-	-	-
5	McGowan-Stratford-ECT Link	McGowan St	Elora Cataract Trailway	2035-2045	493,500	-		493,500	-	493,500	-	-	-
6	North Belwood Desire Lines	Belwood Settlement Area Boundary	County Road 19	2045-2055	1,370,250	-		1,370,250	-	1,370,250	-	-	-
7	Richardsdon Farm Desire Lines	NA	NA	2045-2055	462,000	-		462,000	-	462,000	-	-	-
8	Sideroad 18	Beatty Line N	Highway 6	2045-2055	141,400	-		141,400	-	141,400	-	-	-
9	South Elora Desire Lines	First Line/County Road 7	Elora Settlement Area Expanded Boundary	2045-2055	1,454,250	-		1,454,250	-	1,454,250	-	-	-
10	South Fergus Secondary Plan Desire Lines	McQueen Blvd/Tower St S	Scotland St/Fergus Settlement Area Expanded Boundary	2035-2045	2,462,250	-		2,462,250	-	2,462,250	-	-	-
11	South Fergus Secondary Plan Trails	Guelph St	East of Tower St S	2035-2045	504,000	-		504,000	-	504,000	-	-	-
12	Kirvan Park Multi-Use Path	Elliot Ave W	Elliot Ave E	2025-2035	425,250	-		425,250	-	425,250	-	-	-
13	South Fergus Secondary Plan Trails	South Fergus Secondary Plan Trails	South Fergus Secondary Plan Desire Lines	2035-2045	283,500	-		283,500	-	283,500	-	-	-
14	South Fergus Secondary Plan Trails	McQueen Blvd	Fergus Settlement Area Expansion Boundary	2035-2045	1,727,250	-		1,727,250	-	1,727,250	-	-	-
15	6560 Gerrie Rd Trails	Gerrie Rd	Keating Dr	2025-2035	157,780	-		157,780	-	157,780	-	-	-
16	Harrison Park - South River Road Trail	South River Road	Harrison Street	2025-2035	38,640	-		38,640	-	38,640	-	-	-
17	Harrison Park Trail	Harrison St	Trestle Bridge Trail	2025-2035	167,440	-		167,440	-	167,440	-	-	-
18	McFarlane Park - ECT Link	Elora Cataract Trailway	McFarlane Cres	2025-2035	12,880	-		12,880	-	12,880	-	-	-
19	South Fergus Secondary Plan Trails	South Fergus Secondary Plan Trails	South Fergus Secondary Plan Trails	2035-2045	318,780	-		318,780	-	318,780	-	-	-
20	Colborne St	Wilson Cres	Steven Way	2025-2035	31,500	-		31,500	31,500		(0)	(0)	(0)
21	Gartshore St	Operations Centre Trail	Glengarry Cres	2025-2035	63,000	-		63,000	63,000		(0)	(0)	(0)
22	Robinson Rd	Middleton Ave	County Road 19	2035-2045	115,500	-		115,500	115,500		(0)	(0)	(0)
23	Albert St E	St David St S	Thistle St	2035-2045	23,800	-		23,800	23,800		-	-	-
24	Albert St W	Perth St	St David St S	2035-2045	81,200	-		81,200	81,200		(0)	(0)	(0)
25	Aqua St	David St E	Sophia St	2025-2035	33,600	-		33,600	33,600		-	-	-
26	Belsyde Cemetery Road	Union St E	Belsyde Cemetery-Highland Rd Link	2035-2045	50,400	-		50,400	50,400		-	-	-
27	Bricker Ave	Geddes St	Marr Dr	2035-2045	16,800	-		16,800	16,800		-	-	-
28	Burnett Crt	Sideroad 19	S of Sideroad 19	2045-2055	32,200	-		32,200	32,200		(0)	(0)	(0)
29	Carlton Pl	Metcalfe St	Wellington Rd 7	2025-2035	36,400	-		36,400	36,400		-	-	-
30	Cudney St	Harpin Way E	Elliot Ave E	2035-2045	12,600	-		12,600	12,600		-	-	-
31	Elizabeth Cres	Campbell Ave	Woodhill Dr	2025-2035	46,200	-		46,200	46,200		-	-	-
32	Elliot Ave W	Rea Dr	Harpin Way E	2025-2035	47,600	-		47,600	47,600		-	-	-
33	Glengarry Cres	Gartshore St	Fergus Dog Park	2025-2035	51,800	-		51,800	51,800		-	-	-
34	Harpin Way E	Farley Rd	Cudney St	2025-2035	86,800	-		86,800	86,800		-	-	-



Table I-1 (Cont'd)
Infrastructure Costs Included in the Development Charges Calculation
Active Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Start	End	Timing (year)	Gross Capital Cost Estimate (2025\$)	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
2025 to 2051											71%	29%	
35	Harpin Way W	Elliot Ave	Farley Rd	2025-2035	35,000	-		35,000	35,000		-	-	-
36	John St	Geddes St	Bricker Ave walkway	2035-2045	18,200	-		18,200	18,200		-	-	-
37	Keating Dr	Walser St	Steven Way	2025-2035	79,800	-		79,800	79,800		(0)	(0)	(0)
38	Marr Dr	Bricker Ave	Irvine St	2035-2045	79,800	-		79,800	79,800		(0)	(0)	(0)
39	McFarlane Cres	McFarlane Park	Middleton Ave	2035-2045	18,200	-		18,200	18,200		-	-	-
40	McGowan St	Spencer Dr	McGowan-Stratford-ECT Link	2025-2035	72,800	-		72,800	72,800		-	-	-
41	McNab St	Victoria St	McNab-Water St Link Trail	2035-2045	106,400	-		106,400	106,400		-	-	-
42	North Queen St	David St	Church St	2025-2035	61,600	-		61,600	61,600		(0)	(0)	(0)
43	Perth St	Union St	Elora St	2035-2045	39,200	-		39,200	39,200		-	-	-
44	Queen St W	West of Tower St	Bridge St	2035-2045	51,800	-		51,800	51,800		-	-	-
45	Rea Dr	Elliot Ave	Farley Rd	2025-2035	77,000	-		77,000	77,000		-	-	-
46	Revell Dr	Elizabeth Cres	Black St	2045-2055	65,800	-		65,800	65,800		-	-	-
47	Runnells Way E	Farley Rd	Colborne St	2035-2045	72,800	-		72,800	72,800		-	-	-
48	Runnells Way W	Colborne St	Farley Rd	2035-2045	61,600	-		61,600	61,600		(0)	(0)	(0)
49	Spencer Dr	Spencer Dr - ECT West Link	Stafford St	2025-2035	92,400	-		92,400	92,400		-	-	-
50	Steven Way	Keating Dr	Colborne St	2025-2035	44,800	-		44,800	44,800		-	-	-
51	Tom St	Garafraxa St E	St Andrew St E	2035-2045	64,400	-		64,400	64,400		(0)	(0)	(0)
52	Wilson Cres	Colborne St	Colborne St	2025-2035	50,400	-		50,400	50,400		-	-	-
53	Confederation Park Trail Extension	Gowrie St S	St David St S	2045-2055	41,860	-		41,860	41,860		-	-	-
54	Confederation Park Trail Extension	Confederation Park	Gowrie St S	2025-2035	119,140	-		119,140	119,140		(0)	(0)	(0)
55	Treatment Plant - Gow Park Trail	Queen St W	Union St W	2025-2035	164,220	-		164,220	164,220		-	-	-
56	Improved Amenities	N/A	N/A	2025-2035	420,000	-		420,000	-		420,000	298,200	121,800
57	Anderson St N	Dianne Cres	St Andrew St E	2045-2055	20,300	-		20,300	-		20,300	14,413	5,887
58	Anderson St S	St Andrew St E	Lamond St	2045-2055	13,400	-		13,400	-		13,400	9,514	3,886
59	Anderson St S	Lamond St	Pierpoint	2025-2035	2,000	-		2,000	-		2,000	1,420	580
60	Bridge St	First Line	Stafford St	2035-2045	8,100	-		8,100	-		8,100	5,751	2,349
61	Bridge St	Stafford St	McNab St	2025-2035	29,200	-		29,200	-		29,200	20,732	8,468
62	Cameron St	St Andrew St E	Garafraxa St E	2025-2035	15,000	-		15,000	-		15,000	10,650	4,350
63	David St W	Wellington Rd 7	Wellington Rd 18	2025-2035	19,100	-		19,100	-		19,100	13,561	5,539
64	Farley Rd	Colborne St	Beatty Line N	2025-2035	58,900	-		58,900	-		58,900	41,819	17,081
65	Gzowski St	Forfar St E	Gordon St	2035-2045	31,700	-		31,700	-		31,700	22,507	9,193
66	Gzowski St	Garafraxa St E	Forfar St E	2025-2035	8,900	-		8,900	-		8,900	6,319	2,581
67	Herrick St	Garafraxa St	St Andrew St	2025-2035	14,600	-		14,600	-		14,600	10,366	4,234
68	Metcalfe St	Mill St	McNab St	2035-2045	13,400	-		13,400	-		13,400	9,514	3,886
69	St Andrew St E	Lamond St	Anderson St S	2025-2035	27,600	-		27,600	-		27,600	19,596	8,004
70	St Andrew St E	Cameron St	Lamond St	2025-2035	24,000	-		24,000	-		24,000	17,040	6,960
71	Victoria Ter	Garafraxa St E	Forfar St E	2025-2035	8,900	-		8,900	-		8,900	6,319	2,581



Table I-1 (Cont'd)
Infrastructure Costs Included in the Development Charges Calculation
Active Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Start	End	Timing (year)	Gross Capital Cost Estimate (2025\$)	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
2025 to 2051											71%	29%	
74	Highway 6	Fergus Settlement Area Boundary	Sideroad 18	2025-2035	203,000	-		203,000	-	203,000	-	-	-
75	North Broadway St	County Road 19	Grand River Bridge	2035-2045	497,000	-		497,000	-		497,000	352,870	144,130
76	South Broadway St	Grand River	Belwood Settlement Area Boundary	2035-2045	385,000	-		385,000	-		385,000	273,350	111,650
77	St David St S	St Andrew St	Bridge St	2025-2035	112,000	-		112,000	-		112,000	79,520	32,480
78	Tower St S	Union St	McQueen	2035-2045	630,000	-		630,000	-		630,000	447,300	182,700
79	Tower St S	McQueen	Second Line	2035-2045	833,000	-		833,000	-	833,000	-	-	-
79	Elliot Ave SWM Pond - ECT Link	Elliot Ave W	ECT	2025-2035	70,800	-		70,800	-		70,800	50,268	20,532
80	Sportsplex Expansion Lands	NA	NA	2045-2055	386,400	-		386,400	-		386,400	274,344	112,056
81	Waterloo St MUP South Extension	Trestle Bridge Trail	First Line	2025-2035	309,800	-		309,800	-		309,800	219,958	89,842
82	Wellington County Campus Desire Lines	NA	NA	2045-2055	546,000	-		546,000	-		546,000	387,660	158,340
83	Former Colborne Link	Corborne St	ECT	2025-2035	362,300	-		362,300	-		362,300	257,233	105,067
84	Hydro Corridor Trail (south of Side Road 10)	Sideroad 10	Municipal Boundary	2045-2055	1,380,800	-		1,380,800	-		1,380,800	980,368	400,432
85	Middlebrook PI	Middlebrook Rd	Grand River Bridge	2045-2055	77,300	-		77,300	-		77,300	54,883	22,417
86	Weisenberg Rd	Middlebrook Bridge	Township Boundary	2045-2055	1,001,420	-		1,001,420	-		1,001,420	711,008	290,412
89	Intersection of Church St and Metcalfe St	NA	NA	2025-2035	140,000	-		140,000	-		140,000	99,400	40,600
91	Intersection of Gartshore St and Glengarry Cr	NA	NA	2025-2035	140,000	-		140,000	-		140,000	99,400	40,600
92	Intersection of Irvine St and David St	NA	NA	2025-2035	140,000	-		140,000	-		140,000	99,400	40,600
93	Intersection of McQueen Blvd and Hwy 6	NA	NA	2025-2035	280,000	-		280,000	-		280,000	198,800	81,200
94	Intersection of South Fergus Trail and Hwy 6	NA	NA	2035-2045	700,000	-		700,000	-		700,000	497,000	203,000
95	Intersection of St. George St W and Beatty Li	NA	NA	2025-2035	630,000	-		630,000	-		630,000	447,300	182,700
96	Beatty Line N	Colborne St	Farley Rd	2025-2035	1,485,750	-		1,485,750	-		1,485,750	1,054,883	430,868
97	Belsyde Ave E	St David St S	Scotland St	2025-2035	441,000	-		441,000	-		441,000	313,110	127,890
98	Belsyde Ave W	Tower St S	St David St S	2025-2035	141,750	-		141,750	-		141,750	100,643	41,108
99	Colborne St	Gerrie Rd	Township Rd 20	2025-2035	603,750	-		603,750	-		603,750	428,663	175,088
100	Dickson Dr	Gartshore St	W of First Line	2045-2055	351,750	-		351,750	-		351,750	249,743	102,008
101	Elliot Ave E	Farley Rd	Beatty Ln	2025-2035	362,250	-		362,250	-		362,250	257,198	105,053
102	Frederick Campbell St	Corborne St	ECT	2035-2045	105,000	-		105,000	-		105,000	74,550	30,450
103	Guelph St	McQueen Blvd Extension	Second Line	2035-2045	119,000	-		119,000	-	119,000	-	-	-
104	Guelph St	Elora St	McQueen Blvd Extension	2025-2035	105,000	-		105,000	-	105,000	-	-	-
105	Irvine St	Irvine Creek Bridge	Bricker Ave	2025-2035	577,500	-		577,500	-	577,500	-	-	-
106	Jones Baseline	2 Line	Built boundary (expanded)	2035-2045	530,250	-		530,250	-	530,250	-	-	-
107	Lamond St	St Andrew St	Anderson St	2025-2035	441,000	-		441,000	-		441,000	313,110	127,890
108	McNab St	McNab-Water St Link Trail	Bridge St	2035-2045	63,000	-		63,000	-		63,000	44,730	18,270
109	McQueen Blvd	McTavish Street	Scotland St	2025-2035	477,750	-		477,750	-	477,750	-	-	-
110	McQueen Blvd Extension	Guelph St	McTavish Street	2025-2035	477,750	-		477,750	-	477,750	-	-	-



Table I-1 (Cont'd)
Infrastructure Costs Included in the Development Charges Calculation
Active Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Start	End	Timing (year)	Gross Capital Cost Estimate (2025\$)	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
2025 to 2051											71%	29%	
111	Millage Lane	Beatty Ln	Black St	2025-2035	115,500	-		115,500	-		115,500	82,005	33,495
112	Scotland St	McQueen Blvd	Second Line	2035-2045	525,000	-		525,000	-	525,000	-	-	-
113	Scotland St	St Andrew St	McQueen Blvd	2025-2035	766,500	-		766,500	-		766,500	544,215	222,285
114	Second Line	East of Highway 6	Scotland St	2035-2045	446,250	-		446,250	-	446,250	-	-	-
115	St David St N	Sideroad 18	Sideroad 19	2025-2035	210,000	-		210,000	-	210,000	-	-	-
116	St David St N	Black St	Sideroad 19	2025-2035	357,000	-		357,000	-		357,000	253,470	103,530
116	Union St E	Thistle St	River St	2025-2035	57,750	-		57,750	-		57,750	41,003	16,748
117	Walser St Extension	Keating Dr	Gerrie Rd	2025-2035	304,500	-		304,500	-		304,500	216,195	88,305
118	Wellington County Road 19	400 m West of North Broadway St	400 m East of North Broadway St	2025-2035	383,250	-		383,250	-		383,250	272,108	111,143
119	Wellington Rd 7	First Line	South Elora Urban Boundary Expansion	2035-2045	525,000	-		525,000	-	525,000	-	-	-
120	Wellington Rd 7	First Line	Ross St	2035-2045	745,500	-		745,500	-		745,500	529,305	216,195
121	Wellington Rd 7	Wellington Rd 18	Ross St	2025-2035	981,750	-		981,750	-		981,750	697,043	284,708
122	Woodhill Dr	Elizabeth Cres	Hwy 6	2025-2035	105,000	-		105,000	-		105,000	74,550	30,450
123	Woolwich St E	James St	Irvine St	2045-2055	294,000	-		294,000	-	294,000	-	-	-
124	York St W	Wellington Rd 7	Waterloo St	2035-2045	42,000	-		42,000	-		42,000	29,820	12,180
125	Allan St - Queen St Trail	Queen St E	Allan St	2025-2035	94,500	-		94,500	-		94,500	67,095	27,405
126	Belsyde Cemetery-Highland Rd Link	Thistle St	Highland Rd	2025-2035	36,750	-		36,750	-		36,750	26,093	10,658
127	Conservation Trail-ECT Connector	Conservation Trail	ECT	2025-2035	105,000	-		105,000	-		105,000	74,550	30,450
128	Garafraxa-ECT Connector	Garafraxa St	ECT	2035-2045	283,500	-		283,500	-		283,500	201,285	82,215
129	Garafraxa-St George Connector (Maranatha)	Wellington Rd 19	St George St E	2035-2045	178,500	-		178,500	-		178,500	126,735	51,765
130	Guelph St Link Trail	Union St W	Elora St	2025-2035	78,750	-		78,750	-		78,750	55,913	22,838
131	Harper Crescent Park Trail	Operations Centre Trail	Gordon St	2025-2035	157,500	-		157,500	-		157,500	111,825	45,675
132	Hill St-Beatty Line Rail Trail	Beatty Line N	Hill St W	2035-2045	693,000	-		693,000	-		693,000	492,030	200,970
133	Maiden Ln - St David St Path	Maiden Ln	West of Tower St	2035-2045	147,000	-		147,000	-		147,000	104,370	42,630
134	McNab-Water St Link Trail	Water St	McNab St	2025-2035	52,500	-		52,500	-		52,500	37,275	15,225
135	The Elora Cataract Trailway	Kertland St	Gerrie Rd	2025-2035	451,500	-		451,500	-		451,500	320,565	130,935
136	Trestle Bridge Trail	Waterloo St	Beatty Line N	2025-2035	1,900,500	-		1,900,500	-		1,900,500	1,349,355	551,145
137	Waterloo St - Water St Link	Nichol St W	Water St	2025-2035	110,250	-		110,250	-		110,250	78,278	31,973
138	WR 18 - Woolwich St E Link	Geddes St	Woolwich St E	2045-2055	31,500	-		31,500	-		31,500	22,365	9,135
139	Ann St	Avruskin St	Wellington Road 18	2045-2055	30,800	-		30,800	-		30,800	21,868	8,932
140	Barker St	St George St E	St Andrew St E	2035-2045	40,600	-		40,600	-		40,600	28,826	11,774
141	Beatty Line S	Frederick Campbell St	St Andrew St W	2035-2045	11,200	-		11,200	-		11,200	7,952	3,248
142	Black St	Campbell Ave	St David St N	2025-2035	193,200	-		193,200	-		193,200	137,172	56,028
143	Blair St	Johnston St S	St Andrew St W	2035-2045	54,600	-		54,600	-		54,600	38,766	15,834
144	Bon Accord St	St Arnaud St	E of Angelica St	2025-2035	130,200	-		130,200	-		130,200	92,442	37,758
145	Breadalbane St	St Andrew St W	Hill St W	2035-2045	46,200	-		46,200	-		46,200	32,802	13,398
146	Church Sq	Church St E	Church St E	2025-2035	16,800	-		16,800	-		16,800	11,928	4,872
147	Church St E	Metcalfe St	Gerrie Rd	2025-2035	103,600	-		103,600	-		103,600	73,556	30,044



Table I-1 (Cont'd)
Infrastructure Costs Included in the Development Charges Calculation
Active Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Start	End	Timing (year)	Gross Capital Cost Estimate (2025\$)	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
	2025 to 2051											71%	29%
148	Church St W	Price St	Metcalfe St	2025-2035	18,200	-		18,200	-		18,200	12,922	5,278
149	Colquhoun St	Beatty Line	Johnston St S	2035-2045	36,400	-		36,400	-		36,400	25,844	10,556
150	David St E	Wellington Rd 18	Irvine St	2025-2035	112,000	-		112,000	-		112,000	79,520	32,480
151	Elora St	Beatty Line N	Township Rd 20	2035-2045	88,200	-		88,200	-		88,200	62,622	25,578
152	Forfar St E	St David St N	Gartshore St	2025-2035	142,800	-		142,800	-		142,800	101,388	41,412
153	Gowrie St N	St George St E	Hill St	2025-2035	14,000	-		14,000	-		14,000	9,940	4,060
154	Hill St E	Gowrie St	Cameron St	2025-2035	25,200	-		25,200	-		25,200	17,892	7,308
155	Irvine St	Bricker Ave	Church St	2025-2035	186,200	-		186,200	-		186,200	132,202	53,998
156	James St	Henderson St	Price St	2025-2035	8,400	-		8,400	-		8,400	5,964	2,436
157	Johnston St S	Colquhoun St	Blair St	2035-2045	14,000	-		14,000	-		14,000	9,940	4,060
158	Mary St	Church St	Mill St	2025-2035	47,600	-		47,600	-		47,600	33,796	13,804
159	McNab St	County Road 7	Victoria St	2035-2045	26,600	-		26,600	-		26,600	18,886	7,714
160	McTavish St	Highland Rd	McQueen Blvd	2025-2035	110,600	-		110,600	-		110,600	78,526	32,074
161	Middleton Ave	Gartshore St	Robinson Rd	2025-2035	30,800	-		30,800	-		30,800	21,868	8,932
162	Omar St	West of Can Robert St	St. Arnaud St	2025-2035	47,600	-		47,600	-		47,600	33,796	13,804
163	Price St	James St	Church St	2025-2035	9,800	-		9,800	-		9,800	6,958	2,842
164	Queen St E	St. David St	River St	2025-2035	92,400	-		92,400	-		92,400	65,604	26,796
165	River St	Queen St E	Union St E-Queen St Link Trail	2025-2035	12,600	-		12,600	-		12,600	8,946	3,654
166	Sideroad 19	Beatty Line N	St. David St N	2035-2045	141,400	-		141,400	-		141,400	100,394	41,006
167	Smith St	David St	Victoria Cres	2025-2035	11,200	-		11,200	-		11,200	7,952	3,248
168	South St	County Rd 7	David St W	2045-2055	98,000	-		98,000	-		98,000	69,580	28,420
169	St Andrew St E	St. David St	Cameron St	2025-2035	47,600	-		47,600	-		47,600	33,796	13,804
170	St George St E	St David St N	Anderson St N	2025-2035	298,200	-		298,200	-		298,200	211,722	86,478
171	St George St W	Beatty Line N	St David St N	2025-2035	152,600	-		152,600	-		152,600	108,346	44,254
172	Strathallan St	St David St N	Gzowski St	2025-2035	93,800	-		93,800	-		93,800	66,598	27,202
173	Thistle St	Union St E	End	2025-2035	26,600	-		26,600	-		26,600	18,886	7,714
174	Victoria Cres	James St	Smith St	2025-2035	47,600	-		47,600	-		47,600	33,796	13,804
175	Victoria St	Woolwich St W	William St	2045-2055	42,000	-		42,000	-		42,000	29,820	12,180
176	Victoria Ter	Garafraxa St E	Strathallan St	2025-2035	119,000	-		119,000	-		119,000	84,490	34,510
177	Walser St	Irvine St	Keating Dr	2035-2045	63,000	-		63,000	-	63,000	-	-	-
178	Anderson St N	Dickson Dr	Dianne Cres	2045-2055	25,760	-		25,760	-		25,760	18,290	7,470
179	First Line	ECT	Dickson Dr	2045-2055	128,800	-		128,800	-	128,800	-	-	-
180	Jones Baseline	Built boundary (expanded)	Wellington Road 22	2045-2055	842,030	-		842,030	-		842,030	597,841	244,189
181	Middlebrook Rd	Municipal boundary	County Road 7	2045-2055	1,112,510	-		1,112,510	-		1,112,510	789,882	322,628
182	Second Line E	Sideroad 4	Sideroad 10	2045-2055	528,080	-		528,080	-		528,080	374,937	153,143
183	Sideroad 10	Weisenburg Rd	Second Line E	2045-2055	803,390	-		803,390	-		803,390	570,407	232,983
184	Sideroad 4	Wellington County Rd 21	Second Line E	2035-2045	386,400	-		386,400	-		386,400	274,344	112,056
185	Union St W	Treatment Plant	Bridge St	2025-2035	146,510	-		146,510	-		146,510	104,022	42,488
186	Pedestrian Bridge Crossing Grand River at Craighead Cottage	Johnston St S	Union St W	2025-2035	2,800,000	-		2,800,000	-		2,800,000	1,988,000	812,000



Table I-1 (Cont'd)
Infrastructure Costs Included in the Development Charges Calculation
Active Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Start	End	Timing (year)	Gross Capital Cost Estimate (2025\$)	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
2025 to 2051											71%	29%	
187	Pedestrian Bridge Crossing Grand River at Middlebrook	Middlebrook Place	Weisenberg Rd	2045-2055	2,800,000	-		2,800,000	-	2,800,000	-	-	-
188	Gordon St	St David St N	Gartshore St	2035-2045	304,920	-		304,920	-		304,920	216,493	88,427
189	Drimmie Park - 6560 Gerrie Rd Link	Keating Dr	Thomas Blvd	2025-2035	93,380	-		93,380	-		93,380	66,300	27,080
190	Fergus Dog Park MUP	Glengarry Cres	Dog Park - Dickson Dr Trail	2025-2035	74,060	-		74,060	-		74,060	52,583	21,477
191	Hill St-Beatty Line Rail Trail - Black St Link	Hill St-Beatty Line Rail Trail	Black St	2025-2035	16,100	-		16,100	-		16,100	11,431	4,669
192	Operations Centre Trails	Gartshore St	Gartshore St	2025-2035	273,700	-		273,700	-		273,700	194,327	79,373
193	Spencer Dr - Trestle Bridge Trail West Link	Trestle Bridge Trail	Spencer Dr	2025-2035	16,100	-		16,100	-		16,100	11,431	4,669
194	Geddes St	Metcalfe St	David St W	2025-2035	20,300	-		20,300	-		20,300	14,413	5,887
195	Metcalfe St	David St	Mill St	2025-2035	20,300	-		20,300	-		20,300	14,413	5,887
196	St Andrew St W	Breadalbane St	St David St N	2025-2035	39,200	-		39,200	-		39,200	27,832	11,368
197	Wayfinding and Signage Improvements	N/A	N/A	2025-2035	70,000	-		70,000	-		70,000	49,700	20,300
	Total				53,995,100	-	-	53,995,100	2,146,620	20,350,470	31,498,010	22,363,587	9,134,423



Appendix J

Proposed D.C. By-law



Appendix J: Proposed D.C. By-law

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON BY-LAW NUMBER 2026-xxx BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

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

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

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

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

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

AND WHEREAS the Council of The Corporation of the Township of Centre Wellington has given notice of and held a public meetings on the 9th day of February, 2026 in accordance with the Act and the regulations thereto;

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



1. INTERPRETATION

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

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

"affordable residential unit" means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

"agricultural research building" means a specialized facility, designed and equipped for systematic scientific investigation and study aimed at improving agricultural practices and solving related problems and is operated by an academic institute such as an accredited college or university.

"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;

"attainable residential unit" means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

"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 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;

"long-term care home" means development as defined in subsection 2(1) of the Fixing Long-Term Care Home Act.

"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;

"public hospital" means lands, buildings or structures used and occupied by a hospital that receives aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, but excludes (i) any portion of a building occupied by a tenant of the hospital, (ii) any lands, buildings or structures, or portions thereof, owned by a hospital or hospital board that are used for purposes other than a public hospital, and (iii)



any residential component of such lands, buildings or structures, or portions thereof, that is not a public hospital;

"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 and includes street townhouses as defined in the Township's Zoning By-law;

"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;

"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) Land – 10 Year Forecast;
- (g) Land – 2051 Forecast;
- (h) Land – Urban 2051 Forecast;
- (h) Wastewater Services; and
- (i) 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) the enlargement to an existing residential dwelling unit;
- (b) 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;

3.5.1 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing or new dwellings:



- a) A second residential unit in an existing or new detached dwelling, semi-detached dwelling or row dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new detached dwelling, semi-detached dwelling or row dwelling cumulatively contain no more than one residential unit.
- b) A third residential unit in an existing or new detached dwelling, semi-detached dwelling or row dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new detached dwelling, semi-detached dwelling or row dwelling contains any residential units.
- c) One residential unit in a building or structure ancillary to an existing or new detached dwelling, semi-detached dwelling or row dwelling on a parcel of urban residential land, if the existing or new detached dwelling, semi-detached dwelling or row dwelling contains no more than two residential units and no other building or structure ancillary to the existing or new detached dwelling, semi-detached dwelling or row dwelling contains any residential units.

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 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

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

3.8 Other Exemptions and Reductions:

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

- a) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university;
- b) non-profit housing development;
- c) affordable residential units;
- d) attainable residential units;
- e) long-term care homes;
- f) The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:
 - i) Three or more bedrooms – 25% reduction
 - ii) Two bedrooms – 20% reduction; and



- iii) All other bedroom quantities – 15% reduction.
- g) A place of worship or buildings for purposes of a churchyard or cemetery;
- h) Non-residential farm buildings constructed for bona fide farm uses and/or agricultural research buildings constructed for the use of a university or owned/operated by a university;
- i) Public hospitals;
- j) Hospices;
- k) Silos for used for industrial, commercial and/or institutional uses; and
- l) Shipping containers used for industrial, commercial and/or institutional uses, only when these are an accessory use, as defined in the Township's Zoning By-law.

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 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.9 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 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 Subject to subsections 3.13 through 3.15, 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, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment.
- 3.13 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 building permit issuance occurs after the approval of the application and within the timeframe set out in section 26.2(5) of the Act, the development charges under subsections 3.9 and 3.10 shall be calculated on the lower of:
- a) 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 in effect on the date of the later planning application, including interest.
 - b) the rates set out in Schedule "B" on the day the development charge is payable.
- 3.14 In accordance with Section 26.1 of the Act, a development charge in respect of residential development, other than rental housing or institutional development, shall be paid in full on the earlier of:
- a) The day a permit is issued under the Building Code Act, 1992 authorizing occupation of the building; and
 - b) The day the building is first occupied.
- 3.14.1 The Township may require the person required to pay the development charge to provide an instrument to be used to secure the payment of the development charge, subject to any prescribed limitations.
- 3.14.2 Notwithstanding Section 3.14.1, should the person required to pay the development charge waive the requirement to pay the Development charge as per section 3.14, the D.C. may be paid in accordance with Section 3.12 of this by-law, without entering into an agreement made under Section 27 of the D.C.A.



3.15 Despite subsections 3.12 to 3.14, 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 Services Designated in section 2.1

Schedule B Residential and Non-Residential Development Charges

7. Conflicts

7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-



law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. Severability

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

9. Date By-law in Force

9.1 This By-law shall come into effect at 12:01 AM on February 23, 2026.

10. Date By-law Expires

10.1 This By-law will expire at 12:01 AM on February 23, 2036 unless it is repealed by Council at an earlier date.

11. Existing By-law Repealed

11.1 By-law Number 2021-11 is hereby repealed.

Read a first, second and third time and finally passed this 23rd day of February, 2026.

Mayor – Shawn Watters

Clerk - Kerri O'Kane



**SCHEDULE "A" TO BY-LAW 2026-xxx
COMPONENTS OF SERVICES/CLASS OF SERVICES DESIGNATED IN
SUBSECTION 2.1**

D.C.-Eligible Services

- Services Related to a Highway:
 - Roads
 - Active Transportation

- Fire Protection Services:
 - Fire Facilities
 - Fire Vehicles
 - Fire Small Equipment and Gear

- Parks and Recreation Services:
 - Parkland Development
 - Parkland Amenities – Parks
 - Parkland Amenities – Recreation
 - Park Trails
 - Recreation Facilities
 - Parks and Recreation Vehicles and Equipment

- Wastewater Services:
 - Treatment Plants
 - Collection System

- Water Services:
 - Wells, Treatment and Storage
 - Distribution System

D.C.-Eligible Classes

- Public Works:
 - Public Works (Facilities and Fleet)

- Growth Studies:
 - Growth Studies



- Land Acquisition:
 - 10 Year Forecast
 - 2051 Forecast
 - Urban 2051 Forecast



Schedule B
By-law 2026-XX
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 Service:						
Services Related to a Highway	6,952	5,672	4,703	3,430	2,618	3.10
Public Works (Facilities and Fleet)	3,265	2,664	2,209	1,611	1,230	1.46
Fire Protection Services	987	805	668	487	372	0.44
Parks and Recreation Services	16,552	13,503	11,197	8,166	6,233	0.95
Growth Studies	978	798	662	482	368	0.46
Land - 2051 Forecast	383	312	259	189	144	0.17
Land - 10 Year Forecast	-	-	-	-	-	0.00
Total Municipal Wide Services/Class of Services	29,117	23,754	19,698	14,365	10,965	6.58
Urban Services						
Wastewater Treatment	7,784	6,350	5,266	3,840	2,931	3.47
Wastewater Sewers	889	725	601	439	335	0.40
Water Treatment plants and storage	3,398	2,772	2,299	1,676	1,280	1.52
Water Distribution	4,718	3,849	3,192	2,328	1,777	2.11
Land - Urban 2051 Forecast	439	358	297	217	165	0.20
Total Urban Services	17,228	14,054	11,655	8,500	6,488	7.70
GRAND TOTAL RURAL AREA	29,117	23,754	19,698	14,365	10,965	6.58
GRAND TOTAL URBAN AREA	46,345	37,808	31,353	22,865	17,453	14.28