



Addendum #2 to the December 19, 2025 Development Charges Background Study

Township of Centre Wellington

March 13, 2026

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charges
D.C.A.	Development Charges Act
L.S.P.	Local Service Policy
Sq.ft.	Square foot



1. Background

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

- December 19, 2025 – Release of the D.C. Background Study and draft by-laws
- January 21, 2026 – Stakeholder Meeting
- February 6, 2026 – Addendum to December 19, 2025 report released
- February 9, 2026 – Public Meeting of Council
- March 13, 2026 – Addendum #2 to December 19, 2025 report released
- March 23, 2026 – Council considers adoption of Background Study, as amended and passage of D.C. By-law

The purpose of this addendum report is to revise the background study as follows:

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

As a result of these revisions, a recalculation of the D.C. rates has been undertaken. Further details regarding these updates to the Background Study are provided in the following subsections.

2. Updates to the 2025 D.C. Background Study

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

2.1 Removal of Land Acquisition Costs

Based on feedback received subsequent to the stakeholder consultation meeting, and upon further review, projects 3 through 6 have been removed from Table 5-11. As such, the calculated D.C. for Land – 10 Year Forecast is reduced to \$0.



2.2 Updated Funding Allocation for Wastewater Project

Based on feedback received subsequent to the stakeholder consultation meeting, and upon further review, the funding allocations for project 8 in Table 5-2 has been updated to reflect that 92% of the growth-related project cost is required as a local service. Only the oversizing is included in the D.C. calculations. This reduces the growth-related capital costs included in the D.C. calculations by \$4.42 million and reduces the single-detached D.C. for wastewater sewers to \$889 per unit.

3. Overall Changes to the 2025 D.C. Calculations

Based on the changes noted in Section 2, the calculated D.C. (single/semi-detached unit) has changed as follows:

- Township-wide D.C.: decrease from \$29,930 to \$29,117 per unit; and
- Urban Area D.C.: decrease from \$48,028 to \$46,345 per unit.

With respect to the non-residential charges, the calculated D.C. (per sq.ft. of gross floor area) has decreased as follows:

- Township-wide D.C.: decrease from \$6.64 to \$6.58 per sq.ft.; and
- Urban Area D.C.: decrease from \$14.73 to \$14.28 per sq.ft.

The summary below compares the current charges (as of January 1, 2026), the charges as calculated in the December 19, 2025 D.C. Background Study, the charges calculated in addendum report #1, and this addendum report #2



Figure 3-1
Township of Centre Wellington
D.C. Rate Comparison

Residential (Single Detached) Comparison

Service/Class of Service	Current	Calculated (December 19, 2025 Report)	Calculated (Addendum Report #1)	Calculated (Addendum Report #2)
Municipal Wide Services/Classes:				
Services Related to a Highway	12,557	6,952	6,952	6,952
Public Works (Facilities and Fleet)	2,312	3,265	3,265	3,265
Fire Protection Services	993	987	987	987
Parks and Recreation	6,405	16,552	16,552	16,552
Growth Studies	665	977	977	978
Land - 10 Year Forecast*	-	777	777	-
Land - 2051 Forecast*	-	420	383	383
Total Municipal Wide Services/Classes	22,932	29,930	29,893	29,117
Area Specific Services:				
Wastewater Treatment	4,140	7,961	7,784	7,784
Wastewater Sewers	3,011	1,529	1,309	889
Water Treatment plants and storage	3,894	3,622	3,398	3,398
Water Distribution	3,541	4,986	4,718	4,718
Land - Urban 2051 Forecast*			439	439
Total Area Specific Services	14,586	18,098	17,648	17,228
Grand Total - Urban Area	37,518	48,028	47,541	46,345

*Land costs were previously incorporated into the respective service categories



Figure 3-2
Township of Centre Wellington
D.C. Rate Comparison

Non-Residential (per sq.ft.) Comparison

Service/Class of Service	Current	Calculated (December 19, 2025 Report)	Calculated (Addendum Report #1)	Calculated (Addendum Report #2)
Municipal Wide Services/Classes:				
Services Related to a Highway	5.16	3.10	3.10	3.10
Public Works (Facilities and Fleet)	0.93	1.46	1.46	1.46
Fire Protection Services	0.41	0.44	0.44	0.44
Parks and Recreation	0.24	0.95	0.95	0.95
Growth Studies	0.25	0.46	0.46	0.46
Land - 10 Year Forecast*		0.04	0.04	-
Land - 2051 Forecast*		0.19	0.17	0.17
Total Municipal Wide Services/Classes	6.99	6.64	6.62	6.58
Area Specific Services:				
Wastewater Treatment	1.48	3.56	3.47	3.47
Wastewater Sewers	1.08	0.68	0.59	0.40
Water Treatment plants and storage	1.39	1.62	1.52	1.52
Water Distribution	1.27	2.23	2.11	2.11
Land - Urban 2051 Forecast*			0.20	0.20
Total Area Specific Services	5.22	8.09	7.89	7.70
Grand Total - Urban Area	12.21	14.73	14.51	14.28

*Land costs were previously incorporated into the respective service categories



4. Changes to the Background Study

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

Page Reference	Description of Revisions
ES-iii to ES-v	Updated the write-up to reflect the updates to capital projects for land acquisition and wastewater and reduced D.C.
1-2	Revised Figure 1-1 to include the release of Addendum Report #2.
5-3, 5-5, and 5-6	Refinements to writeup to reflect updated funding allocation for wastewater sewer project 8 and updated Table 5-2.
5-30 and 5-31	Refinements to writeup to reflect removal of capital projects for Land – 10 Year Forecast and updated Table 5-11.
6-2, 6-4, and 6-5	Updated Tables 6-1, 6-3, 6-4, and 6-5 to reflect updates to capital projects for land acquisition and wastewater.
7-9	Updated recommendations in Section 7.5 to reflect amendments to the December 19, 2025 D.C. background study.
C-4	Updated Table C-2 to reflect updates to capital projects for land acquisition and wastewater.
J-26	Updated draft by-law Schedule B to reflect updates to capital projects for land acquisition and wastewater.

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

Sections 1, 2, 3 & 4 provide a summary of the revisions to the Township's D.C. Background Study. If Council are satisfied with the above changes to the Background Study: Addendum Report #2, Addendum Report #1, the recommendations provided in Chapter 7 of the December 19, 2025 report, and the updated by-law will be considered for approval by Council.



Appendices



Appendix A

Amended Pages



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



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



\$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 5-2
 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



5.4.2 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	-	-	-	-	-	-	-



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 6-3
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



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”.



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



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