



Development Charges Background Study

County of Wellington

March 25, 2022

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List of Acronyms and Abbreviations

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



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the County of 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 County;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the County;
 - 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 ten-year historical service calculation;
 - D.C. reserve funds (where applicable);
 - 5) Net costs are then allocated between residential and non-residential benefit.



- 6) Net costs divided by growth to provide the D.C.
3. A number of changes to the D.C. process need to be addressed as a result of the *Smart Growth for Our Communities Act, 2015* (Bill 73). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
 - a. Area-rating: Council must consider the use of area-specific charges.
 - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan (A.M.P.) that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The A.M.P. must show that the assets are financially sustainable over their full lifecycle.
 - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
 - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
4. Further changes to the D.C.A. were introduced through four bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, and Bill 213. The following provides a brief summary of the proposed changes.

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

In May 2019, the Province introduced Bill 108, *More Homes, More Choice Act, 2019* which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation, however, these changes were not implemented (subject to Bill 197 discussed later). The following items are currently in effect:

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



unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.

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

Bill 138: Plan to Build Ontario Together Act, 2019

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

Bill 197: COVID-19 Economic Recovery Act, 2020

In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the spread of the virus. In response, the Province tabled legislation on July 8, 2020 which amended a number of Acts, including the D.C.A. and the *Planning Act*. With Bill 197, many changes proposed in Bill 108 have now been revised. With respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the County of Wellington, this means that services currently provided in the D.C. by-law remain eligible except for social services.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges (C.B.C.):** a lower or single-tier municipality may, by by-law impose a C.B.C. to pay for the capital costs for formerly-eligible D.C. services in addition to parkland dedication and bonus zoning



contributions. As the County of Wellington is an upper-tier municipality, C.B.C.s are not applicable.

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.

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

5. The growth forecast (Chapter 3) on which the County-wide D.C. is based, projects the following population, housing, and non-residential floor area for the ten-year (2022 to 2031) and 20-year (2022 to 2041) time periods.

Table ES-1
Summary of Growth Forecast by Planning Period

Measure	10 Year 2022 to 2031	20 Year 2022 to 2041
(Net) Population Increase	20,751	38,187
Residential Unit Increase	8,220	14,666
Non-Residential Gross Floor Area Increase (sq.ft.)	5,720,100	12,012,700

Source: Watson & Associates Economists Ltd. forecast 2022.

6. On May 25, 2017, the County of Wellington passed By-law 5523-17 under the D.C.A. and was amended with By-law 5590-18 on October 25, 2018. The by-law imposes D.C.s on residential and non-residential uses. This by-law will expire on June 1, 2022. The County is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for May 17, 2022 with adoption of the by-law on May 26, 2022.



7. The County's D.C.s currently in effect are \$6,168 for single detached dwelling units. Non-residential charges are \$1.78 per square foot. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a County-wide basis for all services. The corresponding single-detached unit charge is \$8,984. The non-residential charge is \$2.50 per square foot of building area. These rates are submitted to Council for its consideration.
8. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-5. 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 five years	\$102,143,906
Less: Benefit to existing development	\$29,307,138
Less: Post planning period benefit	\$11,860,205
Less: Ineligible re level of service	\$2,192,500
Less: Grants, subsidies and other contributions	\$3,331,200
Net costs to be recovered from development charges	\$55,452,862

This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, ineligible services, and grants, subsidies and other contributions), \$34.83 million (or an annual amount of \$6.97 million) will need to be contributed from taxes and rates, or other sources.

Based on the above table, the County plans to spend \$102.14 million over the next five years, of which \$55.45 million (54%) is recoverable from D.C.s. Of this net amount, \$44.78 million is recoverable from residential development and \$10.67 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.



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

The following services are calculated based on a 20-year forecast:

- Policing Services; and
- Services Related to a Highway.

All other services are calculated based on a ten-year forecast. These include:

- Library Services;
- Long-term Care Services;
- Ambulance Services;
- Waste Diversion Services;
- Child Care and Early Years Services;
- Provincial Offences Act; and
- Public Health Services.

In addition, a class of service has been established for Growth Studies (based on a County-wide ten-year forecast). This is further discussed in Chapter 5.

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

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Table ES-3
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
County-Wide Services/Class of Services:						
Services Related to a Highway	6,176	4,663	3,295	2,686	2,217	2.07
Policing Services	137	103	73	60	49	0.05
Library Services	1,569	1,185	837	682	563	0.12
Growth Studies	170	128	91	74	61	0.06
Long-term Care Services	70	53	37	30	25	0.01
Child Care and Early Years Services	6	5	3	3	2	0.00
Public Health Services	289	218	154	126	104	0.04
Provincial Offences Act	200	151	107	87	72	0.07
Ambulance Services	144	109	77	63	52	0.02
Waste Diversion Services	223	168	119	97	80	0.06
Total County-Wide Services/Class of Services	8,984	6,783	4,793	3,908	3,225	2.50



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, 1997*, as amended, (D.C.A.) (section 10) and, accordingly, recommends new development charges (D.C.s) and policies for the County of Wellington.

The County retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process in mid-2021. Watson worked with County staff in preparing the D.C. analysis and policy recommendations.

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

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the County's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix G).

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

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

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



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for May 17, 2022. 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 County'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 March 25, 2022.

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;
- refinements to the report, if required; 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 County of Wellington

Schedule of Study Milestone	Dates
1. Data collection, staff review, D.C. calculations and policy work	August 2021 to February 2022
2. Public release of final D.C. Background study and proposed by	March 25, 2022
3. Public meeting advertisement placed in newspaper(s)	No later than April 26, 2022
4. Public meeting of Council	May 17, 2022
5. Council considers adoption of background study and passage of by-law	May 26, 2022
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. County makes pamphlet available (where by-law not appealed)	By 60 days after in force date



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

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

1.3.1 Area Rating

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

- 1) Subsection 2 (9) of the Act 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) Subsection 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.

1.3.2 Asset Management Plan for New Infrastructure

The new legislation now requires that a D.C. background study must include an asset management plan (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; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on asset management planning. This examination may include both qualitative



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

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

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

This D.C. study is being provided to the public on March 25, 2022, to ensure the new requirements for release of the study are met.

1.3.4 Timing of Collection of D.C.s

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

1.4 Further Changes to the D.C.A.: Bills 108, 138, 197, and 213

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

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The Bill received Royal Assent on June 6, 2019.

While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these



changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

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

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

- **Changes to Eligible Services** – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services", with the "soft services" being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the *Planning Act*. As noted in the next section this list of services has been amended through Bill 197.
- **Mandatory 10% deduction** – The amending legislation would have removed the mandatory 10% deduction for all services that remain eligible under the D.C.A.
- **Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act** – It was proposed that a lower or single-tier municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was



proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

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

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

1.4.3 Bill 197: COVID-19 Economic Recovery Act

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

1.4.3.1 D.C. Related Changes

List of D.C. Eligible Services

As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:

- Water supply services, including distribution and treatment services.
- Wastewater services, including sewers and treatment services.
- Storm water drainage and control services.
- Services related to a highway.
- Electrical power services.
- Toronto-York subway extension.
- Transit services.
- Waste diversion services.



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

Based on the eligible services noted above, the County's Social services will not be included as part of the D.C. calculations.

Classes of Services – D.C.

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

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

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



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

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

1.4.3.2 C.B.C. Related Changes

C.B.C. Eligibility

The C.B.C. is limited to lower-tier and single tier municipalities; upper-tier municipalities will not be allowed to impose this charge. O. Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:

- A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C. may only be imposed on developing or redeveloping buildings which have a minimum height of five stories and contain no less than 10 residential units.
- Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services, and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
- Only one C.B.C. by-law may be in effect in a local municipality at a time.

1.4.3.3 Combined D.C. and C.B.C. Impacts

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

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

Transition – D.C. and C.B.C.

The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the *COVID-19 Economic Recovery Act* comes into force (i.e., September 18, 2022).



Generally, for existing reserve funds (related to D.C. services that will be ineligible):

- If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
- If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
- If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

For reserve funds established under section 37 of the *Planning Act* (e.g., bonus zoning):

- If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
- If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
- If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

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

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

As mentioned above, an upper-tier municipality may not impose a C.B.C.; therefore, this report does not address any C.B.C.s for the County.

1.4.4 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.



Chapter 2

Current County of Wellington Policy



2. Current County of Wellington Policy

2.1 Schedule of Charges

On May 25, 2017, the County of Wellington passed By-law 5523-17 under the D.C.A. and was amended with By-law 5590-18 on October 25, 2018. This by-law imposes D.C.s on residential and non-residential uses. The table below provides the rates currently in effect.

Table 2-1
County of Wellington
Current D.C. Rates
(January 1, 2022)

Service	Residential					Non-Residential per sq.ft.
	Single & Semi Detached	Multiples	Apartments with ≥ 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	
Services Related to a Highway	3,599	2,844	2,335	1,703	1,126	1.39
Policing Services	166	133	108	79	51	0.07
Library Services	1,206	953	783	571	379	0.04
Growth Studies	127	99	81	59	40	0.04
Long-term Care Services	110	87	71	51	35	0.01
Child Care and Early Years Services	28	22	17	12	8	-
Public Health Services	155	122	100	73	48	0.04
Provincial Offences Act	118	94	77	56	38	0.01
Ambulance Services	69	55	45	33	22	0.01
Waste Diversion Services	444	352	289	211	140	0.16
Social Services	146	116	96	69	46	0.01
Total	6,168	4,877	4,002	2,917	1,933	1.78

2.2 Services Covered

The following services are covered under By-law 5523-17, as amended:

County-wide Services:

- Services Related to a Highway;
- Policing Services;
- Library Services;
- Growth Studies (Administration);
- Long-term Care Services;
- Child Care and Early Years Services;
- Provincial Offences Act;
- Public Health Services;
- Ambulance Services;



- Social Services;* and
- Waste Diversion Services.

* Note: With the changes from Bill 197, social services will no longer be considered a D.C.-eligible service and has been excluded from the D.C. calculations.

2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time of building permit issuance (subject to the amendments to the D.C.A.).

2.4 Indexing

Rates shall be adjusted, without amendment to the by-law, annually on January 1st, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, “Construction Price Statistics”.

2.5 Redevelopment Allowance

In the case of the demolition of all or part of a residential building or structure:

- a credit shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued.
- if a development or redevelopment involves the demolition of and replacement of a residential building or structure, a credit shall be allowed equivalent to the number of dwelling units demolished multiplied by the applicable residential D.C. in place at the time the D.C. is payable.
- If a development or redevelopment involves the demolition of and replacement of a non-residential building or structure, a credit shall be allowed equivalent to the gross floor area demolished multiplied by the applicable non-residential D.C. in place at the time the D.C. is payable.



A credit can, in no case, exceed the amount of the D.C. that would otherwise be payable, and no credit is available if the existing land use is exempt under this by-law.

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 5523-17, as amended:

a) Non-statutory exemptions

- A hospital, to which the *Public Hospitals Act* applies;
- A college or university;
- A cemetery or place of worship; and
- Non-residential farm buildings constructed for bona fide farm uses.



Chapter 3

Anticipated Development in the County of Wellington



3. Anticipated Development in the County of Wellington

3.1 Requirements of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the County of Wellington will be required to provide services, over a ten-year (mid-2022 to mid-2032) and long-term (mid-2022 to mid-2041) 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 preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the County over the forecast period, including:

- County of Wellington Phase 1 MCR Report: Urban Structure and Growth Allocation, Final Report (As Amended January 31, 2022), Watson & Associates Economists Ltd.
- County of Wellington 2017 Development Charges Background Study, Watson & Associates Economists Ltd., February 24, 2017;
- 2006, 2011, 2016 and 2021 population and household Census data;
- 2006, 2011, and 2016 employment Census data;
- Historical residential building permit data over the 2012 to 2021 period;
- Residential and non-residential supply opportunities as identified by County of Wellington staff; and



- Discussions with County staff regarding anticipated residential and non-residential development in the County of 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 County 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*, the population in the County of Wellington is anticipated to reach approximately 120,450 by mid-2032 and 137,890 by mid-2041, resulting in an increase of approximately 20,750 and 38,190 persons, respectively.^[1]

^[1] The population figures used in the calculation of the 2022 D.C. exclude the net Census undercount, which is estimated at approximately 3.0%.



Figure 3-1
Population and Household Forecast Model

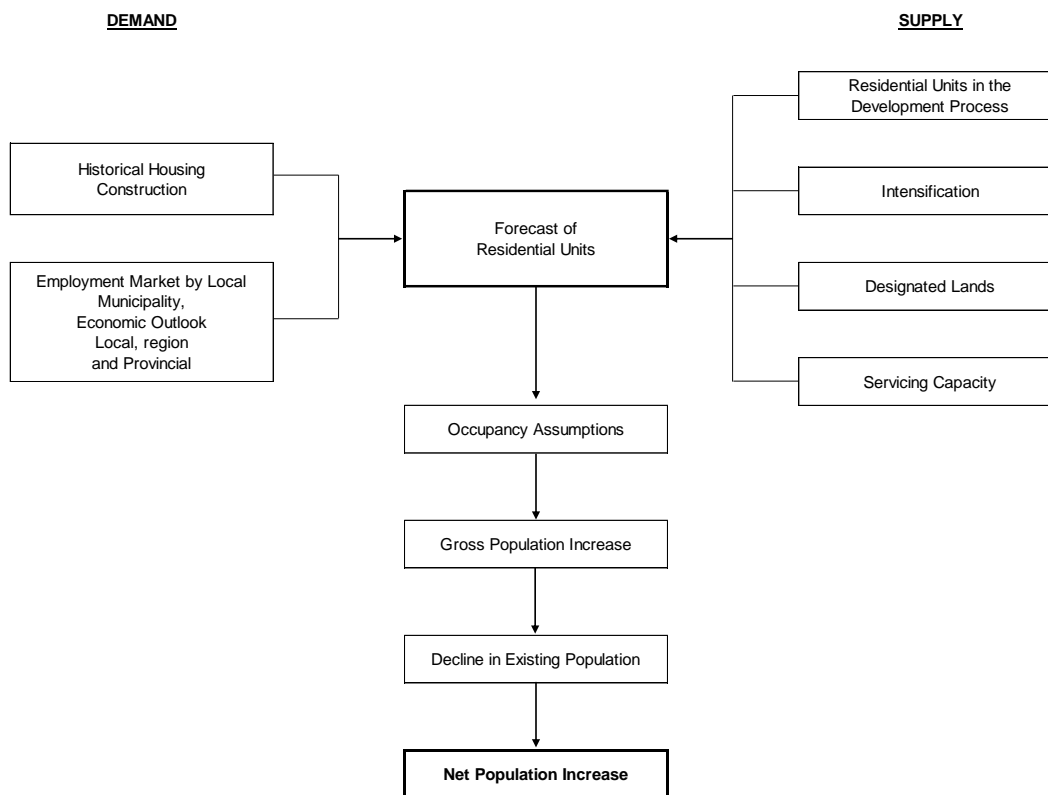




Table 3-1
County of Wellington
Residential Growth Forecast Summary

	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 2006	88,520	85,470	1,222	84,248	25,795	1,075	2,570	575	30,015	1,111	2.85
	Mid 2011	89,050	86,675	1,342	85,333	26,200	1,230	2,565	965	30,960	1,220	2.80
	Mid 2016	93,540	90,955	1,597	89,358	28,275	1,385	3,000	535	33,195	1,452	2.74
Forecast	Mid 2022	102,680	99,704	1,746	97,958	30,187	1,890	3,726	535	36,338	1,587	2.74
	Mid 2032	124,040	120,455	2,134	118,321	36,561	3,026	4,436	535	44,558	1,940	2.70
	Mid 2041	142,000	137,891	2,421	135,470	40,897	4,256	5,316	535	51,004	2,201	2.70
Incremental	Mid 2006 - Mid 2011	530	1,205	120	1,085	405	155	-5	390	945	109	
	Mid 2011 - Mid 2016	4,490	4,280	255	4,025	2,075	155	435	-430	2,235	232	
	Mid 2016 - Mid 2022	9,140	8,749	149	8,600	1,912	505	726	0	3,143	135	
	Mid 2022 - Mid 2032	21,360	20,751	388	20,363	6,374	1,136	710	0	8,220	353	
	Mid 2022 - Mid 2041	39,320	38,187	675	37,512	10,710	2,366	1,590	0	14,666	614	

¹ Census undercount estimated at approximately 3.0%. Note: Population including the undercount has been rounded.

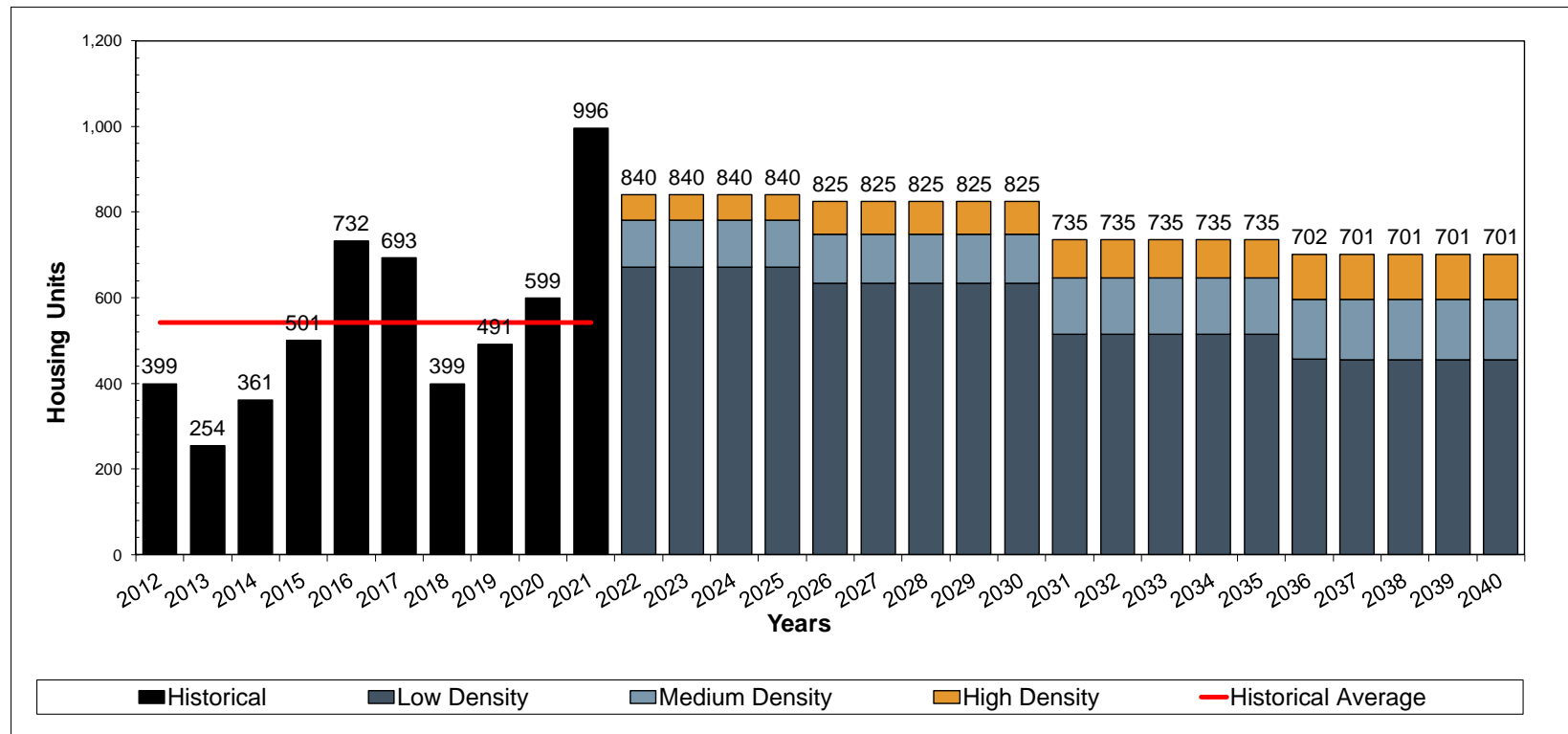
² Includes townhouses and apartments in duplexes.

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

Source: Derived from County of Wellington Phase 1 MCR Report: Urban Structure and Growth Allocation, Final Report (As Amended January 31, 2022), Watson & Associates Economists Ltd.



Figure 3-2
County of Wellington
Annual Housing Forecast¹



¹ Growth forecast represents calendar year.

Source: Historical housing activity derived from County of Wellington building permit data, 2012 to 2019 and Statistics Canada building permit data for the Wellington County, 2020 to 2021.



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

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

- The housing unit mix for the County was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with County staff regarding anticipated development trends for the County.
- Based on the above indicators, the 2022 to 2041 household growth forecast for the County is comprised of a unit mix of 73% low density units (single detached and semi-detached), 16% medium density (multiples except apartments) and 11% high density (bachelor, 1-bedroom and 2-bedroom apartments) units.

2. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a ten-year planning horizon (which does not impact the County). 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.

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

- The number of housing units to be constructed by 2041 in the County of Wellington over the forecast period is presented in Figure 3-2. Over the 2022 to 2041 forecast period, the County is anticipated to average 770 new housing units per year.
- Institutional population^[1] is anticipated to increase by approximately 680 people between 2022 to 2041.
- 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.

^[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.



- Schedule 7 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the County of Wellington. The total calculated 25-year adjusted average P.P.U.s by dwelling type are as follows:
 - Low density: 3.065
 - Medium density: 2.314
 - High density:^[1] 1.542

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

- Existing households for mid-2022 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and mid-2022, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2022 to 2041 forecast period is approximately 3,240.

5. Employment (Appendix A, Schedules 9a, 9b, 9c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the County 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] (place of work) for the County of Wellington is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 1,470 primary (4%);
 - 6,540 work at home employment (19%);
 - 12,015 industrial (35%);
 - 9,795 commercial/population related (28%); and
 - 4,940 institutional (14%).

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

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



- The 2016 employment by usual place of work, including work at home, is 34,760. An additional 5,140 employees have been identified for the County 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 County is anticipated to reach approximately 52,030 by mid-2032 and 61,000 by mid-2041. This represents an employment increase of approximately 8,110 for the ten-year forecast period and 17,080 for the 2022 to 2041 forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the County of Wellington excluding work at home employment and N.F.P.O.W.) is anticipated to reach approximately 36,710 by mid-2032 and 43,070 by mid-2041. This represents an employment increase of approximately 5,640 for the ten-year forecast period and 12,000 for the 2022 to 2041 forecast period.^[2]

6. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A, Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 3,500 sq.ft. per employee for primary;

^[1] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

^[2] G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 9a and 9b. Total employment growth in Schedule 9b (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 9b is anticipated to reach approximately 36,460 by mid-2032 and 42,690 by mid-2041.



- 1,400 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 680 sq.ft. per employee for institutional employment.
- The County-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 5.7 million sq.ft. over the ten-year forecast period and 12.0 million sq.ft. over the 2022 to 2041 forecast period.
- In terms of percentage growth, the 2022 to 2041 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary – 7%;
 - industrial – 66%;
 - commercial/population-related – 18%; and
 - institutional – 9%.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach of 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 County service categories which are provided within the County.

A number of these services are not listed as an eligible service for inclusion in the D.C. by-law as per subsection 2 (4) of the D.C.A. 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 County’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 County 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

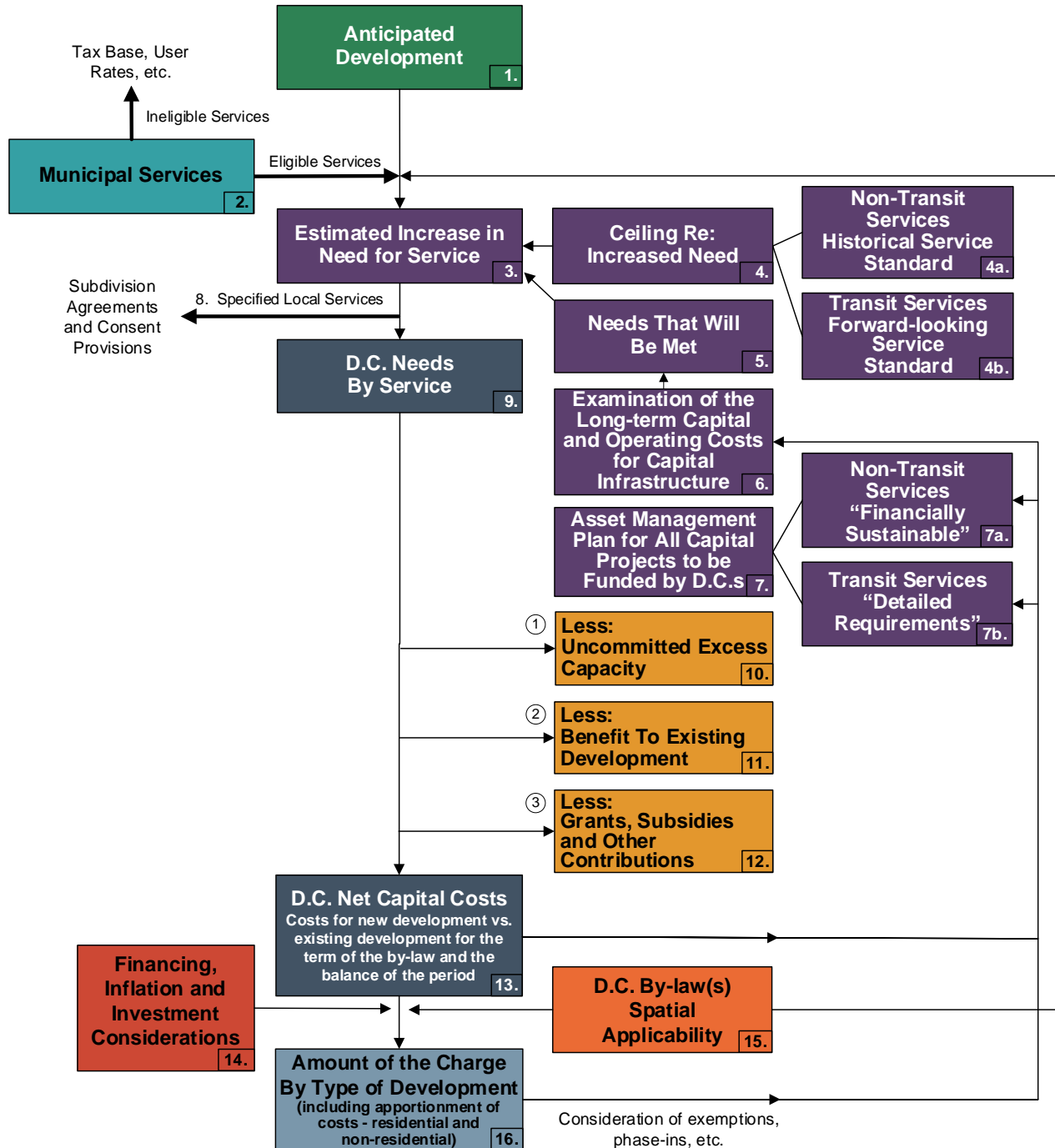




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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	No	2.1 Transit vehicles ^[1] & facilities	100
	No	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces – indoor	0
	n/a	2.4 Municipal parking spaces – outdoor	0
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock ^[1]	100
	n/a	2.7 Ferries	0
	n/a	2.8 Airport ^[2]	100
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100

^[1] with a useful life of 7 years or greater

^[2] only eligible for the Region of Waterloo



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
4. Fire Protection Services	n/a n/a n/a	4.1 Fire stations 4.2 Fire vehicles ^[1] 4.3 Small equipment and gear	100 100 100
5. Parks Services (i.e., Parks and Open Space)	Ineligible n/a n/a n/a n/a No	5.1 Acquisition of land for parks, woodlots and E.S.A.s 5.2 Development of area municipal parks 5.3 Development of district parks 5.4 Development of municipal-wide parks 5.5 Development of special purpose parks 5.6 Parks rolling stock ^[1] and yards 5.7 Recreation Trails	0 100 100 100 100 100
6. Recreation Services	n/a n/a	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land) 6.2 Recreation vehicles and equipment ^[1]	100 100
7. Library Services	Yes n/a Yes	7.1 Public library space (incl. furniture and equipment) 7.2 Library vehicles ¹ 7.3 Library materials	100 100 100
8. Emergency Preparedness Services	No No No	8.1 Facility space (incl. furniture and equipment) 8.2 Vehicles ¹ 8.3 Equipment	100 100 100
9. Electrical Power Services	Ineligible Ineligible Ineligible	9.1 Electrical substations 9.2 Electrical distribution system 9.3 Electrical system rolling stock	0 0 0

^[1] with a useful life of 7 years or greater



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	n/a	11.1 Treatment plants	100
	n/a	11.2 Sewage trunks	100
	n/a	11.3 Local systems	0
	n/a	11.4 Vehicles and equipment ^[1]	100
12. Water Supply Services	n/a	12.1 Treatment plants	100
	n/a	12.2 Distribution systems	100
	n/a	12.3 Local systems	0
	n/a	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
	Yes	13.3 Waste diversion facilities	100
	Yes	13.4 Waste diversion vehicles and equipment ^[1]	100
14. Policing Services	Yes	14.1 Policing detachments	100
	No	14.2 Policing rolling stock ^[1]	100
	Yes	14.3 Small equipment and gear	100
15. Long Term Care	Yes	15.1 Long Term Care Spaces	100
	n/a	15.2 Vehicles ^[1]	100
16. Childcare	Yes	16.1 Childcare space	100
	No	16.2 Vehicles ^[1]	100
17. Health	Yes	17.1 Health department space	100
	n/a	17.2 Health department vehicles ^[1]	100
18. Social Housing	No	18.1 Social housing space	100
19. Provincial Offences Act (P.O.A.)	Yes	19.1 P.O.A. space	100

^[1] with a useful life of 7 years or greater



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
20. Social Services	Ineligible	20.1 Social service space	0
21. Ambulance	Yes	21.1 Ambulance station space	100
	Yes	21.2 Vehicles ^[1]	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 ^[2] and facilities, including the D.C. background study cost	0-100
	Yes	24.2 Interest on money borrowed to pay for growth-related capital	0-100

^[1] with a useful life of 7 years or greater

^[2] same percentage as service component to which it pertains

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The County's 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) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, County 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 County’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. If a credit is available, it will be included as part of 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. With respect to growth-related studies, section 7(3) of the D.C.A. states that:

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

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

- Growth Studies
 - Services Related to a Highway;
 - Policing Services;
 - Library Services;
 - Long-Term Care Services;
 - Child Care and Early Years Services;
 - Public Health Services;
 - *Provincial Offences Act*;
 - Ambulance Services; and
 - Waste Diversion Services.



4.8 Existing Reserve Funds

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

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

There is no explicit requirement under the D.C.A. calculation method set out in 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 future.

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

The alternative would involve the County spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the County will use these reserve funds for the County’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 County’s D.C. reserve fund balances by service at December 31, 2021 (adjusted for commitments and works-in-progress) are shown below.



Table 4-2
Summary of Development Charges Reserve Fund Balances
As of December 31, 2021

Service	Totals
Services Related to a Highway	\$5,509,944
Policing Services	(\$1,558,685)
Library Services	(\$1,730,378)
Growth Studies	(\$296,509)
Long-term Care Services	\$232,817
Child Care and Early Years Services	(\$46,926)
Provincial Offences Act	(\$757,257)
Public Health Services	(\$280,214)
Ambulance Services	\$90,834
Waste Diversion	\$1,114,945
Total	\$2,278,570

Note: Amounts in brackets are deficit balances.

4.9 Deductions

The D.C.A. potentially requires that five deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies, and other contributions; and
- costs related to services that are ineligible as per the D.C.A.

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 ten-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 such 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.

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

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of 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 County’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

Subsection 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;
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed.

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. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

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

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council



and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 Municipal-wide vs. Area Rating

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

4.11 Allocation of Development

This step involves relating the costs 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 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; 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.



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.

Each service component is evaluated on two format sheets: the average historical ten-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.

The nature of the capital projects and the timing identified in the chapter reflect Council’s current intention. Over time, however, County 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 Ten-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for public health services, child care and early years services, *Provincial Offences Act* (P.O.A.) services, library services, ambulance services, long-term care services, waste diversion services, and growth studies over a ten-year planning period.

5.2.1 Public Health Services

The County of Wellington provides its public health services through a cost sharing agreement with the City of Guelph and the County of Dufferin. The County’s share of this service is currently 32%. Based on this information, the service standards represent only the County’s share of the facilities, totalling 29,204 sq.ft. of building space. Over the historical ten-year period, this provides an average level of service of 0.28 sq.ft. per capita which equates to an investment of \$120 per capita. Based on



growth over the ten-year forecast period, the D.C.-eligible amount for public health services is \$2,491,365.

The Guelph and Orangeville offices were identified in the previous D.C. studies and has not been fully funded. The remaining growth-related balance still owing to these facilities is \$3,658,000. Of that amount, \$1,463,200 is attributable to post period benefit. With the addition of recovering the reserve fund deficit of \$280,214, the new amount to be included in the D.C. calculations is \$2,475,014.

Although public health services are predominately residential based, the service is provided to the non-residential sector (e.g., health inspections of restaurants, health advisor services for businesses, etc.). To acknowledge this, the growth-related capital costs have been allocated 90% residential and 10% non-residential over the ten-year forecast period.



Table 5-1
Infrastructure Cost Included in the Development Charges Calculation
Public Health Services

Wellington County
Service: Public Health - Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 90%	Non- Residential Share 10%
	2022-2031										
1	New Guelph and Orangeville Office - Unfunded Growth Portion	2022	3,658,000	1,463,200		2,194,800	-		2,194,800	1,975,320	219,480
2	Reserve Fund Adjustment	Reserve	280,214	-		280,214	-		280,214	252,192	28,021
	Total		3,938,214	1,463,200	-	2,475,014	-	-	2,475,014	2,227,512	247,501



5.2.2 Child Care and Early Years Services

The County operates its child care and early years services out of several locations, totalling 18,955 sq.ft. of combined facility space (not including third-party child-care providers). Over the historical ten-year period, this provides an average level of service of 0.13 sq.ft. per capita which equates to an investment of \$65 per capita. Based on the growth over the ten-year forecast period, the D.C.-eligible amount for child care and early years services is \$1,339,270.

Over the forecast period, no new capital needs have been identified; however, the reserve fund is currently in a deficit from the County funding a prior project. Therefore, the reserve fund balance of \$46,926 is being included in the D.C. calculations for recovery.

The growth-related capital costs have been allocated 100% to residential over the ten-year forecast period.



Table 5-2
Infrastructure Cost Included in the Development Charges Calculation
Child Care and Early Years Services

Wellington County
 Service Child Care Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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
	2022-2031									100%	0%
1	Reserve Fund Adjustment	Reserve	46,926	-		46,926	-		46,926	46,926	-
	Total		46,926	-	-	46,926	-	-	46,926	46,926	-



5.2.3 Provincial Offences Act (P.O.A.) Services

By agreement, the City of Guelph provides P.O.A. administration on behalf of the City and the County. Costs and revenues are shared on a “location of offence” basis which is roughly 50% to the City and 50% to the County. The County’s portion of space is 14,349 sq.ft., which provides the County with 0.16 sq.ft. per capita, or \$95 per capita. This level of service provides the County with approximately \$1,970,307 for eligible future D.C. funding over the ten-year forecast period.

The P.O.A facility at Old City Hall was identified in the previous D.C. studies and has not been fully funded. The remaining growth-related balance still owing to this facility is \$1,788,200. Of that amount, \$590,100 is attributable to post period benefit. With the addition of recovering the reserve fund deficit of \$757,257, the new amount to be included in the D.C. calculations is \$1,955,357.

The growth-related capital costs have been allocated 79% to residential development and 21% to non-residential development based on the incremental growth in population to employment, for the ten-year forecast period.



Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Provincial Offences Act Services

Wellington County

Service: Provincial Offences Act

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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
	2022-2031									79%	21%
1	POA facility Old City Hall - County's share of Unfunded Growth Portion	2022	1,788,200	590,100		1,198,100			1,198,100	946,499	251,601
2	Reserve Fund Adjustment	Reserve	757,257	-		757,257			757,257	598,233	159,024
	Total		2,545,457	590,100	-	1,955,357	-	-	1,955,357	1,544,732	410,625



5.2.4 Library Services

The County currently operates its library services out of 14 facilities with a combined space of 99,264 sq.ft. Over the past ten years, the average level of service was 0.99 sq.ft. of space per capita which equates to an investment of \$461 per capita. Based on the historical service standard, the County would be eligible to collect \$9,568,079 from D.C.s for library facilities over the ten-year forecast period.

Within the library facilities, the County maintains an inventory of collection materials that includes books, periodicals, audio/visual materials, as well as electronic resources, which have a total value of approximately \$15 million. Over the past ten years, the average level of service was 4.43 collection items per capita which equates to an investment of \$155 per capita. Based on this service standard, the County would be eligible to collect approximately \$3,218,065 from D.C.s for library collection items (over the ten-year period).

Therefore, the total D.C.-eligible amount for library services is approximately \$12.8 million.

The County has identified future capital related to a new facility in Erin and additional collection items for all the other branches. Additionally, the unfunded amounts related to the Fergus Branch, Hillsburgh Branch, and Palmerston Branch have been included for recovery. The gross cost of these items totals \$16.4 million. Furthermore, the existing reserve fund deficit of \$1.7 million has also been included for recovery, for a total gross cost of \$18.1 million. Deductions in the amounts of \$3.2 million and \$2.2 million have been made to recognize the benefit to the existing community and post period benefit, respectively. Therefore, the net growth-related cost of \$12,746,637 has been included in the D.C. calculations.

While library usage is predominately residential based, some usage of the facilities is attributed to non-residential users for the purposes of research. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.



Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Library Services

Wellington County
Service: Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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%
	2022-2031										
1	Provision for Additional Collection Materials	2022-2031	2,400,000	-		2,400,000	-		2,400,000	2,280,000	120,000
2	Erin New Branch Facility	2022-2023	8,010,000	2,162,700		5,847,300	3,204,000		2,643,300	2,511,135	132,165
3	Fergus Library Expansion and Renovation - Unfunded Growth Portion	2022	1,875,600	-		1,875,600	-		1,875,600	1,781,820	93,780
4	Hillsburgh Branch - Unfunded Growth Portion	2022	1,986,359	-		1,986,359	-		1,986,359	1,887,041	99,318
5	Palmerston Expansion and Renovation - Unfunded Growth Portion	2022	2,111,000	-		2,111,000	-		2,111,000	2,005,450	105,550
6	Reserve Adjustment	Reserve	1,730,378	-		1,730,378			1,730,378	1,643,860	86,519
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		18,113,337	2,162,700	-	15,950,637	3,204,000	-	12,746,637	12,109,306	637,332



5.2.5 Ambulance Services

The County of Wellington provides its ambulance services through a cost sharing agreement with the City of Guelph. The County is currently responsible for approximately 38% of the costs associated with this service. Based on this information, the service standards represent only the County's share of the facilities, which is currently 8,925 sq.ft. Over the historical ten-year period, this provides an average level of service of 0.093 sq.ft. per capita which equates to an investment of \$32 per capita. Based on this service standard, the County would be eligible to collect an additional \$667,975 from D.C.s for ambulance facilities over the forecast period.

The ambulance services currently provide 105 items of equipment in its inventory. Of this amount, the County's share of the equipment is equal to 40 items (based on 38%). This results in a calculated average level of service for the historical ten-year period of \$29 per capita, providing for a D.C.-eligible amount over the forecast period of \$592,649 for ambulance equipment.

Therefore, the total D.C.-eligible amount for the County's ambulance services is approximately \$1.26 million.

Based on growth-related needs, both the County and the City of Guelph have identified capital projects to purchase new ambulance equipment and expansions to Erin Station, Arthur Station, Guelph Eramosa Station, a new facility replacing Delhi, Drayton Station, Mount Forest Station, and Harriston Station, totalling \$15.5 million. Of this amount, the City of Guelph will be contributing approximately \$9.7 million as part of their share of the costs. Deductions in the amounts of \$2.2 million and \$2.3 million were applied to recognize the benefit to the existing community and post period benefit, respectively. Furthermore, the reserve fund balance of \$90,834 was also deducted. Therefore, the net D.C.-eligible amount of \$1,235,766 has been included in the calculations.

While ambulance services are predominately residential, there is some benefit to the non-residential sector. Therefore, 90% of the growth-related capital costs are allocated to residential benefit and the remaining 10% to non-residential benefit.



Table 5-5
Infrastructure Cost Included in the Development Charges Calculation
Ambulance Services

Wellington County
Service: Ambulance Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 90%	Non- Residential Share 10%
	2022-2031										
1	Erin Station (3,000 sq feet)	2022-2023	1,935,000	-		1,935,000	208,300	1,199,700	527,000	474,300	52,700
2	Arthur Station (6,000 sq feet)	2026-2027	3,100,000	300,400		2,799,600	176,700	1,922,000	700,900	630,810	70,090
3	Guelph Eramosa Station (3,000 sq feet)	2027-2029	1,635,000	517,700		1,117,300	103,600	1,013,700	-	-	-
4	New Facility (replace Delhi from 2,000 to 6,000 sq ft)	2028-2028	4,000,000	986,700		3,013,300	493,300	2,520,000	-	-	-
5	Drayton Station (3,000 sq feet)	2028-2029	1,535,000	408,300		1,126,700	175,000	951,700	-	-	-
6	Mount Forest Station (3,000 sq feet)	2030-2031	1,535,000	-		1,535,000	583,300	951,700	-	-	-
7	Harriston Station (3,000 sq feet)	2032-2033	1,535,000	77,800		1,457,200	505,500	951,700	-	-	-
8	Equipment on Ambulances	2022-2031	259,700	-		259,700	-	161,000	98,700	88,830	9,870
9	Reserve Fund Adjustment	Reserve					90,834		(90,834)	(81,751)	(9,083)
	Total		15,534,700	2,290,900	-	13,243,800	2,336,534	9,671,500	1,235,766	1,112,189	123,577



5.2.6 Long-term Care Facilities

With respect to long-term care facilities, the County operates out of a single location, Wellington Terrace (located in Fergus), totalling 122,675 sq.ft. of building space. The facility provides residents with space equating to 1.34 sq.ft. per capita or \$465 per capita. This level of investment provides the County with approximately \$9.6 million for eligible future D.C. funding, over the ten-year period.

Based on the growth forecast, the County has identified the need for additional equipment to service the facility. The growth capital cost of \$600,000 has been included in the D.C. calculations.

While long-term care facilities are predominately residential based, there are non-residential services provided to the residents of these facilities (e.g., support services). To acknowledge this use, the growth-related capital costs have been allocated 90% residential and 10% non-residential.



Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Long-term Care Facilities

Wellington County
Service: Long-term Care Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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
	2022-2031									90%	10%
1	Provision for Additional Equipment	2022-2031	600,000	-		600,000	-		600,000	540,000	60,000
	Total		600,000	-	-	600,000	-	-	600,000	540,000	60,000

Note: The provisions are in addition to the County's reserve fund balance of \$209,000.



5.2.7 Waste Diversion

For waste diversion services, the County currently provides a total of 1,485 sq.ft. of eligible waste diversion space. Over the past ten years, the average level of service was 0.015 sq.ft. of space per capita, which equates to an investment of \$74 per capita. Based on the service standard over the past ten years, the County would be eligible to collect a total of \$1,529,141.

With respect to vehicles and equipment, the County has an inventory of eligible waste diversion equipment totalling 35 items. These items include waste bins, scales, and other equipment, all of which have a total value of approximately \$2.6 million. Over the past ten years, the average level of service was 0.04 items per 1,000 capita which equates to an investment of \$30 per capita. Based on this service standard, the County would be eligible to collect \$612,985 from D.C.s for waste diversion equipment (over the ten-year forecast period).

Based on the projected growth over the ten-year forecast period (2022 to 2031), the County identified projects related to site upgrades for Elora and Rothsay, a provision for additional diversion equipment, and a provision for future site upgrades, with a total gross cost of \$6.8 million. A deduction of \$3.6 million was made to recognize the portion of the projects that would not be related to waste diversion. Furthermore, a reduction of \$1.1 million was applied to recognize the existing reserve fund balance. Therefore, the net growth-related capital costs to be included in the D.C. is \$2,045,055.

Based on the tonnage information provided by the County, the waste diversion costs have been allocated 84% residential and 16% non-residential.



Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Waste Diversion Services

Wellington County

Service: Waste Diversion Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 84%	Non-Residential Share 16%
	2022-2031										
1	Provision for an additional Diversion Equipment	2022-2031	1,200,000	-	-	1,200,000	-		1,200,000	1,008,000	192,000
2	Provision for Future Site Upgrades	2022-2031	4,000,000	-	2,887,000	1,113,000	-		1,113,000	934,920	178,080
3	Elora Construction Upgrades	2022	1,000,000	-	450,000	550,000	-		550,000	462,000	88,000
4	Rothsay Construction Upgrades	2023	550,000	-	253,000	297,000	-		297,000	249,480	47,520
5	Reserve Fund Adjustment	Reserve	-	-		-	1,114,945		(1,114,945)	(936,554)	(178,391)
	Total		6,750,000	-	3,590,000	3,160,000	1,114,945	-	2,045,055	1,717,846	327,209



5.2.8 Growth Studies

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

For planning-related studies (i.e., Official Plan updates), a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All planning studies have been allocated to the class of services in the following manner:

- Services Related to a Highway – 40%
- Waste Diversion Services – 10%
- Policing Services – 10%
- Ambulance Services – 10%
- Library Services – 10%
- Long-term Care Services – 5%
- Public Health Services – 5%
- Child Care and Early Years Services – 5%
- P.O.A. Services – 5%

In addition, the capital costs of D.C. studies have been allocated across the different services based on the proportion of the total net growth-related capital costs. The following provides a breakdown of the allocation of D.C. study updates to each service:

- Services Related to a Highway – 81.18%
- Waste Diversion – 1.55%
- Policing Services – 1.82%
- Ambulance Services – 0.94%
- Library Services – 9.66%
- Long-term Care Services – 0.45%
- Public Health Services – 1.88%
- Child Care and Early Years Services – 0.04%
- P.O.A including By-law Enforcement Services – 1.48%



The remainder of the growth studies identified are as follows:

- Waste Diversion: Solid Waste Services Strategy (Waste Management Masterplan) – update
- Library Services: Library Masterplan
- Services Related to a Highway: Wellington Road 46 Area Study
- Services Related to a Highway: Fergus/Elora Area Study/By-pass Feasibility Study
- Services Related to a Highway: Roads Feasibility Study
- Services Related to a Highway: Local Area Transportation Studies
- Services Related to a Highway: Active Transportation Plan Update
- Services Related to a Highway: Road Master Action Plan (RMAP) Review
- Services Related to a Highway: Update to the RMAP

The total cost of these studies is \$2,155,000. Additionally, the reserve fund deficit of \$296,509 has been included for recovery, for a total gross cost of \$2,451,509. A deduction of \$67,000 has been made to recognize the portion of planning studies related to D.C.-ineligible services, along with a post period benefit outside of the ten-year forecast of \$200,000. A further reduction of \$522,200 has been made to account for the benefit of these studies to the existing community. The resultant net growth-related capital cost of \$1,659,309 has been included in the D.C. calculation.

These costs have been allocated 79% residential and 21% non-residential based on the incremental growth in population to employment for the ten-year forecast period.



Table 5-8
Infrastructure Cost Included in the Development Charges Calculation
Growth Studies

Wellington County
Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2022\$)	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
	2022-2031										79%	21%
1	Development Charge Study	2022		87,000	-	-	87,000	-	-	87,000	68,730	18,270
1A	Development Charge Study	2022	Services Related to a Highway	71,500	-	-	71,500	-	-	71,500	56,485	15,015
1B	Development Charge Study	2022	Waste Diversion Services	1,350	-	-	1,350	-	-	1,350	1,067	284
1C	Development Charge Study	2022	Policing Services	1,580	-	-	1,580	-	-	1,580	1,248	332
1D	Development Charge Study	2022	Ambulance Services	810	-	-	810	-	-	810	640	170
1E	Development Charge Study	2022	Library Services	8,410	-	-	8,410	-	-	8,410	6,644	1,766
1F	Development Charge Study	2022	Long-term Care Services	400	-	-	400	-	-	400	316	84
1G	Development Charge Study	2022	Public Health Services	1,630	-	-	1,630	-	-	1,630	1,288	342
1H	Development Charge Study	2022	Child Care and Early Years Programs and Services	30	-	-	30	-	-	30	24	6
1J	Development Charge Study	2022	Provincial Offences Act	1,290	-	-	1,290	-	-	1,290	1,019	271
					-	-			-			
2	Development Charge Study	2027		87,000	-	-	87,000	-	-	87,000	68,730	18,270
2A	Development Charge Study	2027	Services Related to a Highway	71,500	-	-	71,500	-	-	71,500	56,485	15,015
2B	Development Charge Study	2027	Waste Diversion Services	1,350	-	-	1,350	-	-	1,350	1,067	284
2C	Development Charge Study	2027	Policing Services	1,580	-	-	1,580	-	-	1,580	1,248	332
2D	Development Charge Study	2027	Ambulance Services	810	-	-	810	-	-	810	640	170
2E	Development Charge Study	2027	Library Services	8,410	-	-	8,410	-	-	8,410	6,644	1,766
2F	Development Charge Study	2027	Long-term Care Services	400	-	-	400	-	-	400	316	84
2G	Development Charge Study	2027	Public Health Services	1,630	-	-	1,630	-	-	1,630	1,288	342
2H	Development Charge Study	2027	Child Care and Early Years Programs and Services	30	-	-	30	-	-	30	24	6
2J	Development Charge Study	2027	Provincial Offences Act	1,290	-	-	1,290	-	-	1,290	1,019	271
					-	-			-			
3	Official Plan update	2023		210,000	-	21,000	189,000	18,800	-	170,200	134,458	35,742
3A	Official Plan update	2023	Services Related to a Highway	84,000	-	8,400	75,600	7,600	-	68,000	53,720	14,280
3B	Official Plan update	2023	Waste Diversion Services	21,000	-	2,100	18,900	1,900	-	17,000	13,430	3,570
3C	Official Plan update	2023	Policing Services	21,000	-	2,100	18,900	1,900	-	17,000	13,430	3,570
3D	Official Plan update	2023	Ambulance Services	21,000	-	2,100	18,900	1,900	-	17,000	13,430	3,570
3E	Official Plan update	2023	Library Services	21,000	-	2,100	18,900	1,900	-	17,000	13,430	3,570
3F	Official Plan update	2023	Long-term Care Services	10,500	-	1,050	9,450	900	-	8,550	6,755	1,796
3G	Official Plan update	2023	Public Health Services	10,500	-	1,050	9,450	900	-	8,550	6,755	1,796
3H	Official Plan update	2023	Child Care and Early Years Programs and Services	10,500	-	1,050	9,450	900	-	8,550	6,755	1,796
3J	Official Plan update	2023	Provincial Offences Act	10,500	-	1,050	9,450	900	-	8,550	6,755	1,796



Table 5-8 continued
Infrastructure Cost Included in the Development Charges Calculation
Growth Studies

Wellington County
Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2022\$)	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 79%	Non-Residential Share 21%
	2022-2031											
4	Official Plan update	2028		210,000	-	21,000	189,000	18,800	-	170,200	134,458	35,742
4A	Official Plan update	2028	Services Related to a Highway	84,000	-	8,400	75,600	7,600		68,000	53,720	14,280
4B	Official Plan update	2028	Waste Diversion Services	21,000	-	2,100	18,900	1,900		17,000	13,430	3,570
4C	Official Plan update	2028	Policing Services	21,000	-	2,100	18,900	1,900		17,000	13,430	3,570
4D	Official Plan update	2028	Ambulance Services	21,000	-	2,100	18,900	1,900		17,000	13,430	3,570
4E	Official Plan update	2028	Library Services	21,000	-	2,100	18,900	1,900		17,000	13,430	3,570
4F	Official Plan update	2028	Long-term Care Services	10,500	-	1,050	9,450	900		8,550	6,755	1,796
4G	Official Plan update	2028	Public Health Services	10,500	-	1,050	9,450	900		8,550	6,755	1,796
4H	Official Plan update	2028	Child Care and Early Years Programs and Services	10,500	-	1,050	9,450	900		8,550	6,755	1,796
4J	Official Plan update	2028	Provincial Offences Act	10,500	-	1,050	9,450	900		8,550	6,755	1,796
					-							
5	Provision for other Studies	2022-2031		311,000	-	-	311,000	-	-	311,000	245,690	65,310
5A	Provision for other Studies	2022-2031	Services Related to a Highway	124,200	-		124,200	-		124,200	98,118	26,082
5B	Provision for other Studies	2022-2031	Waste Diversion Services	31,100	-		31,100	-		31,100	24,569	6,531
5C	Provision for other Studies	2022-2031	Policing Services	31,100	-		31,100	-		31,100	24,569	6,531
5D	Provision for other Studies	2022-2031	Ambulance Services	31,100	-		31,100	-		31,100	24,569	6,531
5E	Provision for other Studies	2022-2031	Library Services	31,100	-		31,100	-		31,100	24,569	6,531
5F	Provision for other Studies	2022-2031	Long-term Care Services	15,600	-		15,600	-		15,600	12,324	3,276
5G	Provision for other Studies	2022-2031	Public Health Services	15,600	-		15,600	-		15,600	12,324	3,276
5H	Provision for other Studies	2022-2031	Child Care and Early Years Programs and Services	15,600	-		15,600	-		15,600	12,324	3,276
5J	Provision for other Studies	2022-2031	Provincial Offences Act	15,600	-		15,600	-		15,600	12,324	3,276



Table 5-8 continued
Infrastructure Cost Included in the Development Charges Calculation
Growth Studies

Wellington County
Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2022\$)	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 79%	Non-Residential Share 21%
	2022-2031											
6	Economic Development Study Area	2024-2025		250,000	-	25,000	225,000	22,600	-	202,400	159,896	42,504
6A	Economic Development Study Area	2024-2025	Services Related to a Highway	100,000	-	10,000	90,000	9,000		81,000	63,990	17,010
6B	Economic Development Study Area	2024-2025	Waste Diversion Services	25,000	-	2,500	22,500	2,300		20,200	15,958	4,242
6C	Economic Development Study Area	2024-2025	Policing Services	25,000	-	2,500	22,500	2,300		20,200	15,958	4,242
6D	Economic Development Study Area	2024-2025	Ambulance Services	25,000	-	2,500	22,500	2,300		20,200	15,958	4,242
6E	Economic Development Study Area	2024-2025	Library Services	25,000	-	2,500	22,500	2,300		20,200	15,958	4,242
6F	Economic Development Study Area	2024-2025	Long-term Care Services	12,500	-	1,250	11,250	1,100		10,150	8,019	2,132
6G	Economic Development Study Area	2024-2025	Public Health Services	12,500	-	1,250	11,250	1,100		10,150	8,019	2,132
6H	Economic Development Study Area	2024-2025	Child Care and Early Years Programs and Services	12,500	-	1,250	11,250	1,100		10,150	8,019	2,132
6J	Economic Development Study Area	2024-2025	Provincial Offences Act	12,500	-	1,250	11,250	1,100		10,150	8,019	2,132
					-							
7	Solid Waste Services Strategy (Waste Management Masterplan) - Update	2024	Waste Diversion Services	100,000	-		100,000	60,000		40,000	31,600	8,400
8	Library Masterplan	2025	Library Services	50,000	-		50,000	5,000		45,000	35,550	9,450
9	Wellington Road 46 Area Study	2025-2027	Services Related to a Highway	50,000	-		50,000	25,000		25,000	19,750	5,250
10	Fergus/Elora Area Study/ By-pass Feasibility Study	2025-2027	Services Related to a Highway	100,000	-		100,000	50,000		50,000	39,500	10,500
11	Roads Feasibility Studies	2028-2031	Services Related to a Highway	100,000	-		100,000	50,000		50,000	39,500	10,500
12	Local Area Transportation Studies	2032-2041	Services Related to a Highway	100,000	50,000		50,000	50,000		-	-	-
13	Active Transportation Plan Update	2026-2027	Services Related to a Highway	100,000	-		100,000	50,000		50,000	39,500	10,500
14	RMAP Review	2026-2027	Services Related to a Highway	100,000	-		100,000	25,000		75,000	59,250	15,750
15	Update to the RMAP	2031-2032	Services Related to a Highway	300,000	150,000		150,000	150,000		-	-	-
16	Reserve Fund Adjustment			296,509	-		296,509	-		296,509	234,242	62,267
	Total			2,451,509	200,000	67,000	2,184,509	525,200	-	1,659,309	1,310,854	348,455



5.3 Service Levels and 20-Year Capital Costs for Wellington's D.C. Calculation

This section evaluates the development-related capital requirements for those services with 20-year capital costs.

5.3.1 Services Related to a Highway

5.3.1.1 Roads and Related

Wellington County owns and maintains a transportation network comprising roads, bridges and culverts, and roundabouts. The inventory includes:

- 1,426 lane kilometres of paved and gravel roads
- 203 bridges and culverts
- 10 roundabouts

The County's inventory over the previous ten-year period (2012 to 2021) provides a historical ten-year average level of investment of \$13,136 per capita, resulting in a D.C.-eligible recovery amount of approximately \$501.6 million over the 20-year forecast period.

With respect to future capital needs, Dillon Consulting Limited (Dillon) was retained to undertake the County's Roads Master Action Plan (RMAP), which identifies required road improvements, examines traffic volumes, and provides an assessment of future road infrastructure to accommodate the County's current growth projections. The information provided within the RMAP forms the basis of the roads' capital forecast.

Based on the findings of the RMAP, the capital program identifies a total of \$162.1 million in road projects. The capital projects include various road widenings, road reconstructions, roundabouts, and traffic signals. Additionally, the County has included the repayment of debt (discounted principal and interest) associated with prior projects, totalling \$6.4 million. Therefore, the total gross costs identified is \$168.5 million. A deduction for existing benefit of \$54.4 million has been made, along with a deduction of \$5.5 million to account for the existing reserve fund balance. Furthermore, \$20.7 million was also deducted to recognize the benefit of these projects towards growth beyond the



2041 forecast period. Based on the foregoing, the net D.C.-eligible amount of \$87,506,791 is included in the calculations.

5.3.1.2 Public Works

The County operates their road maintenance service out of eight locations, with a combined facility space of 437,886 sq.ft. Over the historical ten-year period, this provides an average level of service of 4.6 sq.ft. per capita which equates to an investment of \$303 per capita. Based on growth over the 20-year forecast period, the D.C.-eligible amount for public works facilities is \$11,583,645.

The public works department has a variety of vehicles and major equipment with a value totalling approximately \$23.9 million. The inventory provided over the last ten years results in a per capita standard of \$233. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$8,904,063.

In total, the County is eligible to collect \$20,487,708 for public works.

Based on the growth identified, the County has maintained a similar capital listing to the previous D.C. study. The capital program includes six public works shops, a snowplow, a provision for additional vehicles, and the repayment of debt associated with the Central Garage and the Drayton Garage (discounted principal and interest payments). The cost of these items equals \$49.58 million. Deductions in the amounts of \$11.5 million to recognize the benefit to the existing community and \$17.2 million for post period benefit have been made. Therefore, the net D.C.-eligible amount to be included in the calculations is \$20,914,740 (note: this amount is higher than the D.C. eligible as it includes interest costs of \$473,540, which is not subject to the service standard ceiling).

For services related to a highway, a 77% residential benefit and a 23% non-residential benefit have been applied towards the capital costs provided above based on the incremental growth in population to employment, for the 20-year forecast period.



Table 5-9
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and Related

Wellington County
Service: Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development	Project Description	Timing (year)	Gross Capital Cost Estimate (2022\$)	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	Total	Residential Share 77%	Non-Residential Share 23%
	2022-2041											
	CENTRE WELLINGTON											
1	Wellington Road 7 (Elora to Highway 6)		2035-2041	77,785,000	19,446,300	-	58,338,700	24,113,400		34,225,300	26,353,481	7,871,819
	Elora Gorge Bridge widening to 4 lanes	15.9km- 2-lane rural with granular shoulder to 4-lane rural with paved shoulder (Full Reconstruction)	2035-2041	4,760,000	1,190,000		3,570,000	1,475,600		2,094,400	1,612,688	481,712
	Initial Estimate (includes site-specific costs)		2035-2041	47,097,000	11,774,300		35,322,700	14,600,100		20,722,600	15,956,402	4,766,198
	Utility Relocations		2035-2041	5,186,000	1,296,500		3,889,500	1,607,700		2,281,800	1,756,986	524,814
	Miscellaneous / Contingency		2035-2041	12,964,000	3,241,000		9,723,000	4,018,800		5,704,200	4,392,234	1,311,966
	Engineering and Contract Administration (10%)		2035-2041	7,778,000	1,944,500		5,833,500	2,411,200		3,422,300	2,635,171	787,129
2	Wellington Road 7 Environmental Assessment		2028-2032	500,000	-		500,000	138,600		361,400	278,278	83,122
3	Wellington Road 18 (Fergus to Elora)		2026-2031	17,443,000	-	-	17,443,000	5,407,300	-	12,035,700	9,267,489	2,768,211
	Initial Estimate (includes site-specific costs)	3.7km - 2- lane rural with paved shoulders to portion widened to a 4-lane rural cross-section with paved shoulder	2026-2031	11,629,000	-		11,629,000	3,605,000		8,024,000	6,178,480	1,845,520
	Utility Relocations		2026-2031	1,163,000	-		1,163,000	360,500		802,500	617,925	184,575
	Engineering		2026-2031	1,744,000	-		1,744,000	540,600		1,203,400	926,618	276,782
	Contingency		2026-2031	2,907,000	-		2,907,000	901,200		2,005,800	1,544,466	461,334
4	Wellington Road 21		2039	3,708,000	1,236,100	-	3,707,900	543,900	-	3,164,000	2,436,280	727,720
	Initial Estimate (includes site-specific costs)	7.9km - 2-lane rural cross-section with narrow paved shoulders to 2-lane rural cross-section with paved shoulder	2039	2,472,000	927,000		2,781,000	407,900		2,373,100	1,827,287	545,813
	Utility Costs		2039	247,000	61,800		185,200	27,200		158,000	121,660	36,340
	Engineering		2039	371,000	92,800		278,200	40,800		237,400	182,798	54,602
	Contingency		2039	618,000	154,500		463,500	68,000		395,500	304,535	90,965
	Puslinch			-	-		-	-		-	-	-
5	Wellington Road 46 (Brock Road)		2023-2025	9,772,000	-	-	9,772,000	2,443,200	-	7,328,800	5,643,176	1,685,624
	Initial Estimate (includes site-specific costs)	2.1km - 2- lane rural cross section with wide paved shoulders to 4-lane rural cross-section with paved shoulder	2023-2025	6,515,000	-		6,515,000	1,628,800		4,886,200	3,762,374	1,123,826
	Utility Costs		2023-2025	651,000	-		651,000	162,800		488,200	375,914	112,286
	Engineering		2023-2025	977,000	-		977,000	244,300		732,700	564,179	168,521
	Contingency		2023-2025	1,629,000	-		1,629,000	407,300		1,221,700	940,709	280,991



Table 5-9 continued
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and Related

Wellington County
Service: Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development	Project Description	Timing (year)	Gross Capital Cost Estimate (2022\$)	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	Total	Residential Share 77%	Non-Residential Share 23%
6	2022-2041 Wellington Road 46 Environmental Assessment		2025-2027	500,000	-		500,000	125,000		375,000	288,750	86,250
7	Wellington Road 124 (Fife Road to WR 31 Townline)	Widening from 2-lane to 3 or 4-lane with intersections and roundabout.										
	Construction		2022-2027	15,800,000	-		15,800,000	11,060,000		4,740,000	3,649,800	1,090,200
8	Wellington Road 32 (WR 124 & Highway 7)	5.9km - 2-lane rural cross-section with wide paved shoulders. Includes an at-grade rail crossing to 2-lane rural cross-section with paved shoulder. Addition of auxiliary lanes	2022-2027	2,770,000	-	-	2,770,000	692,600	-	2,077,400	1,599,598	477,802
	Initial Estimate (includes site-specific costs)		2022-2027	1,846,000	-		1,846,000	461,500		1,384,500	1,066,065	318,435
	Utility Relocations		2022-2027	185,000	-		185,000	46,300		138,700	106,799	31,901
	Engineering		2022-2027	277,000	-		277,000	69,300		207,700	159,929	47,771
	Contingency		2022-2027	462,000	-		462,000	115,500		346,500	266,805	79,695
9	Wellington Road 86	18.8 km - 2-lane rural cross-section with granular shoulders to 2-lane rural cross-section with paved shoulder. Addition of auxiliary lanes	2022-2027	8,824,000	-	-	8,824,000	2,206,100	-	6,617,900	5,095,783	1,522,117
	Initial Estimate (includes site-specific costs)		2022-2027	5,883,000	-		5,883,000	1,470,800		4,412,200	3,397,394	1,014,806
	Utility Relocations		2022-2027	588,000	-		588,000	147,000		441,000	339,570	101,430
	Engineering		2022-2027	882,000	-		882,000	220,500		661,500	509,355	152,145
	Contingency		2022-2027	1,471,000	-		1,471,000	367,800		1,103,200	849,464	253,736
10	Provision for Future Road Works		2022-2031	2,000,000	-		2,000,000	-		2,000,000	1,540,000	460,000
	Traffic Signal & Roundabouts											
	Roundabout Program											
11	WR 8 & WR 9	To install a single-lane roundabout.	2025	1,640,000	-		1,640,000	508,400	820,000	311,600	239,932	71,668
12	WR 18 & WR 26	To install a single-lane roundabout.	2022-2041	1,640,000	-		1,640,000	508,400		1,131,600	871,332	260,268
13	WR 21 & Eighth Line		2033-2041	1,675,800	-		1,675,800	519,500		1,156,300	890,351	265,949
14	WR 30 & Guelph Road 3	To install a single-lane roundabout and a guiderail is also to be considered.	2027-2041	1,640,000	-		1,640,000	508,400		1,131,600	871,332	260,268
15	WR 34 & WR 33		2033-2041	1,675,800	-		1,675,800	1,131,200	418,950	125,650	96,751	28,900
16	WR 19 & WR 2	Install single-lane roundabout. Installation of guiderail may be considered.	2030	1,640,000	-		1,640,000	508,400		1,131,600	871,332	260,268



Table 5-9 continued
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and Related

Wellington County
Service: Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development	Project Description	Timing (year)	Gross Capital Cost Estimate (2022\$)	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	Total	Residential Share 77%	Non-Residential Share 23%
	2022-2041											
17	WR 7 & WR 18 (Major Improvements)	To install a single-lane roundabout.	2031+	1,640,000	-		1,640,000	508,400		1,131,600	871,332	260,268
18	WR 18 & WR 2	To install a single-lane roundabout.	2029	1,640,000	-		1,640,000	508,400		1,131,600	871,332	260,268
19	WR 7 & WR 12	To install a single-lane roundabout.	2027	1,640,000	-		1,640,000	508,400		1,131,600	871,332	260,268
	Traffic Signal Program											
20	WR 8 & WR 10	In the interim, convert intersection to all-way stop control with advanced signage and an overhead beacon. Ultimate correction of vertical profile.	2023-2041	1,268,000	-		1,268,000	393,100		874,900	673,673	201,227
21	WR 7 & WR 11	Install traffic signals	2024-2041	210,000	-		210,000	65,100		144,900	111,573	33,327
22	WR 18 & WR 29	Install Traffic signals. Add left turn lane along WR 18. Install guiderail	2025-2041	385,000	-		385,000	119,400		265,600	204,512	61,088
23	WR 22 & WR 29	Adjust vertical profile of WR 22 or realign WR 29. In the interim, install all-way stop control and advanced signage to address sight distance issues.	2031-2041	1,680,000	-		1,680,000	520,800		1,159,200	892,584	266,616
24	WR 124 & Jones Baseline		2034-2041	514,900	-		514,900	159,600		355,300	273,581	81,719
25	WR 24 & WR 42	Install traffic signals. Add left turn lane along WR 24	2022	540,000	-		540,000	83,700	270,000	186,300	143,451	42,849
26	WR 16 & WR 109	Realign approximately 400m of WR 16 in proximity to the intersection.	2024	1,680,000	-		1,680,000	520,800		1,159,200	892,584	266,616
27	WR 7 & WR 10	Convert intersection to all-way stop control with advanced signage. Increase curb radii and replace pedestrian pads in each quadrant.	2026	20,000	-		20,000	6,200		13,800	10,626	3,174
28	WR 8 & WR 17	Install traffic signals. Add an eastbound left turn lane and westbound right turn lane along WR 8	2028	700,000	-		700,000	217,000		483,000	371,910	111,090
29	WR 25 & WR 124	Install traffic signals. Add left turn lanes along WR 124. Regrade ditches.	2030	540,000	-		540,000	167,400		372,600	286,902	85,698
30	WR 22 & WR 26	Add northbound right and southbound left auxiliary lanes.	2031	330,000	-		330,000	102,300		227,700	175,329	52,371
31	WR 52 at Ninth Line	Remove right-turn channel and painted island. Convert to all way stop control.	2031+	40,000	-		40,000	12,400		27,600	21,252	6,348



Table 5-9 continued
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and Related

Wellington County
Service: Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development	Project Description	Timing (year)	Gross Capital Cost Estimate (2022\$)	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	Total	Residential Share 77%	Non-Residential Share 23%
	2022-2041											
32	WR 44 at Eramosa-Milton Townline	Add enhanced pavement markings and signage. Add left turn lanes. Install guiderail.	2031+	280,000	-		280,000	43,400	140,000	96,600	74,382	22,218
33	WR 124 Debt Principal	Construct passing lane, B124135 to Fourth Line	2022-2028	727,000	-		727,000	-		727,000	559,790	167,210
	WR 124 Debt Interest (Discounted)		2022-2028	35,060	-		35,060	-		35,060	26,996	8,064
34	WR 124 Bridge Debt Principal	Bridge 124135	2022-2039	822,000	-		822,000	-		822,000	632,940	189,060
	WR 124 Bridge Debt Interest (Discounted)		2022-2039	47,274	-		47,274	-		47,274	36,401	10,873
35	WR 46, WR 34 to 401 Debt Principal	Widening to a 5-lane rural cross-section (WR 34 to Hwy 401)	2022-2039	2,546,000	-		2,546,000	-		2,546,000	1,960,420	585,580
	WR 46, WR 34 to 401 Debt Interest (Discounted)		2022-2039	146,735	-		146,735	-		146,735	112,986	33,749
36	WR 46, WR 34 to 401 Debt Principal	Widening to a 5-lane rural cross-section (WR 34 to Hwy 401)	2022-2040	1,825,000	-		1,825,000	-		1,825,000	1,405,250	419,750
	WR 46, WR 34 to 401 Debt Interest (Discounted)		2022-2040	192,316	-		192,316	-		192,316	148,083	44,233
37	Reserve Adjustment (Estimate Ending Balance as of Dec. 31, 2021)		Reserve	-	-		-	5,509,944		(5,509,944)	(4,242,657)	(1,267,287)
	Total			168,462,885	20,682,400	-	149,016,485	59,860,744	1,648,950	87,506,791	67,380,229	20,126,562



Table 5-10
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Public Works

Wellington County
Service: Public Works

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 77%	Non-Residential Share 23%
	2022-2041										
	Domes/Depots										
1	Rebuild/Expand Arthur Shop (20,000 sq. ft.)	2022	9,300,000	-		9,300,000	2,673,800		6,626,200	5,102,174	1,524,026
2	Rebuild/Expand Erin Shop (20,000 sq. ft.)	2023-2025	8,000,000	1,985,600		6,014,400	2,160,000		3,854,400	2,967,888	886,512
3	Rebuild/Expand Bruce Dale Shop (20,000 sq. ft.)	2023-2025	8,000,000	1,822,400		6,177,600	2,640,000		3,537,600	2,723,952	813,648
4	Rebuild/Expand Harriston Shop (20,000 sq. ft.)	2026-2028	5,500,000	3,877,500		1,622,500	1,622,500		-	-	-
5	Rebuild/Expand Aberfoyle Shop (20,000 sq. ft.)	2029-2031	5,500,000	4,537,500		962,500	962,500		-	-	-
6	Rebuild/Expand Elora Shop (20,000 sq. ft.)	2032-2034	5,500,000	4,083,700		1,416,300	1,416,300		-	-	-
				-							
7	Central Garage - Debt Principal	2022-2032	449,000	-		449,000	-		449,000	345,730	103,270
8	Central Garage - Debt Interest (Discounted)	2022-2032	81,669	-		81,669	-		81,669	62,885	18,784
9	Central Garage - Debt Principal	2022	847,000	-		847,000	-		847,000	652,190	194,810
10	Central Garage - Debt Interest (Discounted)	2022	14,187	-		14,187	-		14,187	10,924	3,263
11	Drayton - Debt Principal	2022-2038	3,060,000	-		3,060,000	-		3,060,000	2,356,200	703,800
12	Drayton - Debt Interest (Discounted)	2022-2038	377,684	-		377,684	-		377,684	290,817	86,867
				-		-	-		-	-	-
	Vehicles										
13	Snow Plow	2022	351,000	-		351,000	-		351,000	270,270	80,730
14	Provision for additional vehicles	2023-2041	2,600,000	884,000		1,716,000	-		1,716,000	1,321,320	394,680
				-							
	Total		49,580,540	17,190,700	-	32,389,840	11,475,100	-	20,914,740	16,104,350	4,810,390



5.3.2 Policing Services

Policing services are provided through a County-wide contract with the Ontario Provincial Police. Service is provided from a facility totalling 57,957 sq.ft. of space. The service standards over the past ten years provide for 0.63 sq.ft. of space per capita or \$339 per capita. This level of service provides the County with a D.C.-eligible amount of \$12.9 million.

The current inventory of police equipment for the County totals 163 items with a value of approximately \$2.1 million. The historical service standards calculate 1.6 items per 1,000 capita or an investment of \$21 per capita. This provides a D.C.-eligible amount of \$790,853.

Therefore, the total D.C.-eligible amount for police services is \$13,751,521.

Through discussions with staff, a provision for additional equipment has been identified to service growth with an estimated cost of \$840,000. Additionally, a reserve fund deficit of \$1.6 million has been included for the recovery. Therefore, the total costs being included in the D.C. calculations is \$2,398,685.

The costs for police services are shared 77% residential and 23% non-residential based on the incremental population-to-employment ratio over the 20-year forecast period.



Table 5-11
Infrastructure Costs Included in the Development Charges Calculation
Police Services

Wellington County
Service: Police Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2022-2041	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 77%	Non-Residential Share 23%
1	Provision for additional equipment	2022-2041	840,000	-		840,000	-		840,000	646,800	193,200
2	Reserve Fund Adjustment		1,558,685	-		1,558,685	-		1,558,685	1,200,187	358,498
	Total		2,398,685	-	-	2,398,685	-	-	2,398,685	1,846,987	551,698



Chapter 6

D.C. Calculations



6. D.C. Calculations

Table 6-1 calculates the proposed uniform D.C. to be imposed on anticipated development in Wellington for County-wide services over a 20-year planning horizon. Table 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development for County-wide services over a ten-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 bachelor and 1 bedroom, and special care/special dwellings). The non-residential D.C. for the non-infrastructure services have been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development.

The D.C.-eligible costs for each service component were developed in Chapter 5 for all County services and classes of 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 5) to calculate the charge in Tables 6-1, 6-2, and 6-3.

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

Table 6-3 summarizes the total D.C. that is applicable for County-wide services and Table 6-4 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the five-year life of the by-law.



Table 6-1
County of Wellington
Development Charge Calculation
County-wide Services and Classes of Services
2022 to 2041

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Services Related to a Highway</u>				
1.1 Roads	67,380,229	20,126,562	4,985	1.67
1.2 Public Works (Facilities & Vehicles)	16,104,350	4,810,390	1,191	0.40
	83,484,579	24,936,952	6,176	2.07
2. <u>Policing Services</u>				
2.1 Facilities, vehicles and equipment, small equipment and gear	1,846,987	551,698	137	0.05
	1,846,987	551,698	137	0.05
TOTAL	\$85,331,567	\$25,488,650	\$6,313	2.12
D.C.-Eligible Capital Cost	\$85,331,567	\$25,488,650		
20-Year Gross Population/GFA Growth (sq.ft.)	41,431	12,012,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,059.61	\$2.12		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.065	\$6,313		
Multiples	2.314	\$4,766		
Apartments - 2 Bedrooms +	1.635	\$3,367		
Apartments - Bachelor and 1 Bedroom	1.333	\$2,745		
Special Care/Special Dwelling Units	1.100	\$2,266		



Table 6-2
County of Wellington
Development Charge Calculation
County-wide Services and Classes of Services
2022 to 2031

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Library Services</u>				
3.1 Library facilities, materials and vehicles	12,109,306	637,332	1,569	0.12
	12,109,306	637,332	1,569	0.12
4. <u>Growth Studies</u>				
4.1 Services Related to a Highway	706,215	187,728	92	0.04
4.2 Waste Diversion Services	123,121	32,728	16	0.01
4.3 Policing Services	85,088	22,618	11	-
4.4 Ambulance Services	83,607	22,225	11	-
4.5 Library Services	141,512	37,617	18	0.01
4.6 Long-term Care Services	41,986	11,161	5	-
4.7 Public Health Services	44,352	11,790	6	-
4.8 Child Care and Early Years Services	41,274	10,972	5	-
4.9 Provincial Offences Act	43,698	11,616	6	-
	1,310,854	348,455	170	0.06
5. <u>Long-term Care Services</u>				
5.1 Facilities	540,000	60,000	70	0.01
	540,000	60,000	70	0.01
6. <u>Ambulance Services</u>				
6.1 Ambulance facilities, vehicles and equipment	1,112,189	123,577	144	0.02
	1,112,189	123,577	144	0.02
7. <u>Waste Diversion Services</u>				
7.1 Waste diversion facilities, vehicles, equipment and other	1,717,846	327,209	223	0.06
	1,717,846	327,209	223	0.06
8. <u>Child Care and Early Years Services</u>				
8.1 Facilities	46,926	-	6	-
	46,926	-	6	-
9. <u>Public Health Services</u>				
9.1 Facilities	2,227,512	247,501	289	0.04
	2,227,512	247,501	289	0.04
10. <u>Provincial Offences Act</u>				
10.1 Facilities, vehicles and equipment	1,544,732	410,625	200	0.07
	1,544,732	410,625	200	0.07
TOTAL	\$20,609,366	\$2,154,698	\$2,671	\$0.38
D.C.-Eligible Capital Cost	\$20,609,366	\$2,154,698		
10-Year Gross Population/GFA Growth (sq.ft.)	23,650	5,720,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$871.43	\$0.38		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.065	\$2,671		
Multiples	2.314	\$2,016		
Apartments - 2 Bedrooms +	1.635	\$1,425		
Apartments - Bachelor and 1 Bedroom	1.333	\$1,162		
Special Care/Special Dwelling Units	1.100	\$959		



Table 6-3
County of Wellington
Development Charge Calculation
Total All Services and Classes of Services

	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
County-wide Services/Classes 2022-2041	85,331,567	25,488,650	6,313	2.12
County-wide Services/Classes 2022-2031	20,609,366	2,154,698	2,671	0.38
TOTAL	105,940,932	27,643,348	8,984	2.50



Table 6-4
County of 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. Services Related to a Highway							
1.1 Roads	48,442,850	0	17,597,955	1,090,000	4,260,700	19,630,531	5,863,665
1.2 Public Works (Facilities & Vehicles)	29,025,556	0	8,014,633	0	5,286,605	12,107,725	3,616,593
2. Policing Services							
2.1 Facilities, vehicles and equipment, small equipment and gear	210,000	0	0	0	0	161,700	48,300
3. Library Services							
3.1 Library facilities, materials and vehicles	15,182,959	0	3,204,000	0	2,162,700	9,325,446	490,813
4. Growth Studies							
4.1 Services Related to a Highway	517,600	18,400	104,100	0	0	312,129	82,971
4.2 Waste Diversion Services	162,900	4,600	64,200	0	0	74,339	19,761
4.3 Policing Services	63,130	4,600	4,200	0	0	42,921	11,409
4.4 Ambulance Services	62,360	4,600	4,200	0	0	42,312	11,248
4.5 Library Services	119,960	4,600	9,200	0	0	83,866	22,294
4.6 Long-term Care Services	196,390	2,300	2,000	0	0	151,751	40,339
4.7 Public Health Services	32,430	2,300	2,000	0	0	22,223	5,907
4.8 Child Care and Early Years Services	30,830	2,300	2,000	0	0	20,959	5,571
4.9 Provincial Offences Act	32,090	2,300	2,000	0	0	21,954	5,836
5. Long-term Care Services							
5.1 Facilities	300,000	0	0	0	0	270,000	30,000
6. Ambulance Services							
6.1 Ambulance facilities, vehicles and equipment	3,614,850	0	296,650	2,241,200	150,200	834,120	92,680
7. Waste Diversion Services							
7.1 Waste diversion facilities, vehicles, equipment and other	4,150,000	2,146,500	0	0	0	1,682,940	320,560
8. Child Care and Early Years Services							
8.1 Facilities	0	0	0	0	0	0	0
9. Public Health Services							
9.1 Facilities	3,658,000	0	0	0	1,463,200	1,975,320	219,480
10. Provincial Offences Act							
10.1 Facilities, vehicles and equipment	1,788,200	0	0	0	590,100	946,499	251,601
Total Expenditures & Revenues	\$102,143,906	\$2,192,500	\$29,307,138	\$3,331,200	\$11,860,205	\$44,784,915	\$10,667,947



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 County’s existing policies; with consideration for the changes to the D.C.A. resulting from Bills 108, 197, and 213. There are items under consideration at this time, however, and these may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- classes of services be established for growth studies;
- the County use a uniform County-wide D.C. calculation for all services and classes of services; and
- one County-wide D.C. by-law be used for all services and classes of services referenced above.

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 amount of square feet of G.F.A. constructed for eligible uses.
2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.:
 - for growth studies and *Provincial Offences Act*, the costs have been based on a population to employment growth ratio (79%/21%) for residential and non-residential, respectively) over the ten-year forecast period;
 - for Waste Diversion the costs have been based on tonnage information, which results in an 84% residential and 16% non-residential ratio over the ten-year forecast period;
 - for Public Health Services, Ambulance Services, and Long-Term Care, a 10% non-residential attribution has been made to recognize use and support services provided by the non-residential sector;
 - for Child Care Services, 100% attribution has been made to the residential sector;
 - for Library Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
 - for Police Services and Services Related to a Highway, a 77% residential/23% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

In the case of the demolition of all or part of a residential building or structure:

- 1) a credit shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the



development or redevelopment within five years from the date the demolition permit has been issued.

- 2) if a development or redevelopment involves the demolition of and replacement of a residential building or structure, a credit shall be allowed equivalent to the number of dwelling units demolished multiplied by the applicable residential D.C. in place at the time the D.C. is payable.
- 3) If a development or redevelopment involves the demolition of and replacement of a non-residential building or structure, a credit shall be allowed equivalent to the gross floor area demolished multiplied by the applicable non-residential D.C. in place at the time the D.C. is payable.

A credit can, in no case, exceed the amount of the D.C. that would otherwise be payable, and no credit is available if the existing land use is exempt under this by-law.

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);
- residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- residential development in new dwellings: development that includes the creation of up to two detached dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario.

b) Non-statutory exemptions



- a hospital, to which the *Public Hospitals Act* applies;
- a college or university;
- a cemetery or a place of worship; and
- non-residential farm buildings constructed for bona fide farm uses.

7.3.5 Phasing in

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

7.3.6 Timing of Collection

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the County and an owner under section 27 of the D.C.A.

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

Instalment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges calculated based on the County's D.C. Interest Policy (By-law 5690-20), as may be amended from time to time.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2023, and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building "Construction Price Statistics" (Table 18-10-0135-01)^[1] for the most recent year-over-year.

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



7.3.8 The Applicable Areas

The charges developed herein provide for a uniform charge to all lands within the County of Wellington.

7.4 Other D.C. By-law Provisions

It is recommended that:

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

The County's D.C. collections are currently reserved in eleven separate reserve funds: services related to a highway, police, library, administration, long-term care, child care, P.O.A, public health, ambulance, waste diversion, and social services. Appendix D outlines the reserve fund policies that the County is required to follow as per the D.C.A.

It is recommended:

- that the County rename the Administration reserve fund to “Growth Studies” related to the classes of services required under the D.C.A., as amended;
- that the County address the deficit balance in the Social Services reserve fund as it is no longer considered an eligible service under the D.C.A., as amended.

Appendix D outlines the reserve fund policies that the County 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 or on a date specified by Council.

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.



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

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

7.4.4 Area Rating

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

1. Subsection 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. Subsection 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.

At present, the County's by-law does not provide for any services on an area-specific basis. All County services are recovered based on a uniform, County-wide basis. There have been several reasons why area-specific charges for these services have not been imposed:

1. All County services require that the average ten-year service standard be calculated. This average service standard, multiplied by growth in the County, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Subsection 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 County, hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a County-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, ambulance, library, etc.) are not restricted to one specific area and are often used by all residents. For example, libraries located in different parts of the County will be used by residents from all areas depending on the services and programming of the facility (i.e., a children's reading program is available each night, but at a different facility; 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 approach of providing all services/classes of services on a uniform County-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;"

"Classes of services be established for growth studies;"



“Continue the D.C. approach to calculate the charges on a uniform County-wide basis for all services/classes of services;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated March 25, 2022, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated March 25, 2022, as amended (if applicable);”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with County 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 County 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 County D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 Anticipated Impact of the Charge on Development

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

On the other hand, D.C.s or other County 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 County 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 County 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 County 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 County 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 County 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 County is carrying out a public consultation process, in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

8.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the County 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 County 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 County 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 County agrees to expand the credit to other services for which a D.C. is payable.

8.3.7 Front-Ending Agreements

The County and one or more landowners may enter into a front-ending agreement that provides for the costs of a project which will benefit an area in the County 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 D.C.A., 1989. Accordingly, the County assesses whether this mechanism is appropriate for its use, as part of funding projects prior to County 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 County 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 County D.C.s related to the site.

If the County 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 County of 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	E quivalent Institutional Households	
Historical	Mid 2006	88,520	85,470	1,222	84,248	25,795	1,075	2,570	575	30,015	1,111	2.85
	Mid 2011	89,050	86,675	1,342	85,333	26,200	1,230	2,565	965	30,960	1,220	2.80
	Mid 2016	93,540	90,955	1,597	89,358	28,275	1,385	3,000	535	33,195	1,452	2.74
Forecast	Mid 2022	102,680	99,704	1,746	97,958	30,187	1,890	3,726	535	36,338	1,587	2.74
	Mid 2032	124,040	120,455	2,134	118,321	36,561	3,026	4,436	535	44,558	1,940	2.70
	Mid 2041	142,000	137,891	2,421	135,470	40,897	4,256	5,316	535	51,004	2,201	2.70
Incremental	Mid 2006 - Mid 2011	530	1,205	120	1,085	405	155	-5	390	945	109	
	Mid 2011 - Mid 2016	4,490	4,280	255	4,025	2,075	155	435	-430	2,235	232	
	Mid 2016 - Mid 2022	9,140	8,749	149	8,600	1,912	505	726	0	3,143	135	
	Mid 2022 - Mid 2032	21,360	20,751	388	20,363	6,374	1,136	710	0	8,220	353	
	Mid 2022 - Mid 2041	39,320	38,187	675	37,512	10,710	2,366	1,590	0	14,666	614	

* Census undercount estimated at approximately 3.0%. Note: Population including the undercount has been rounded.

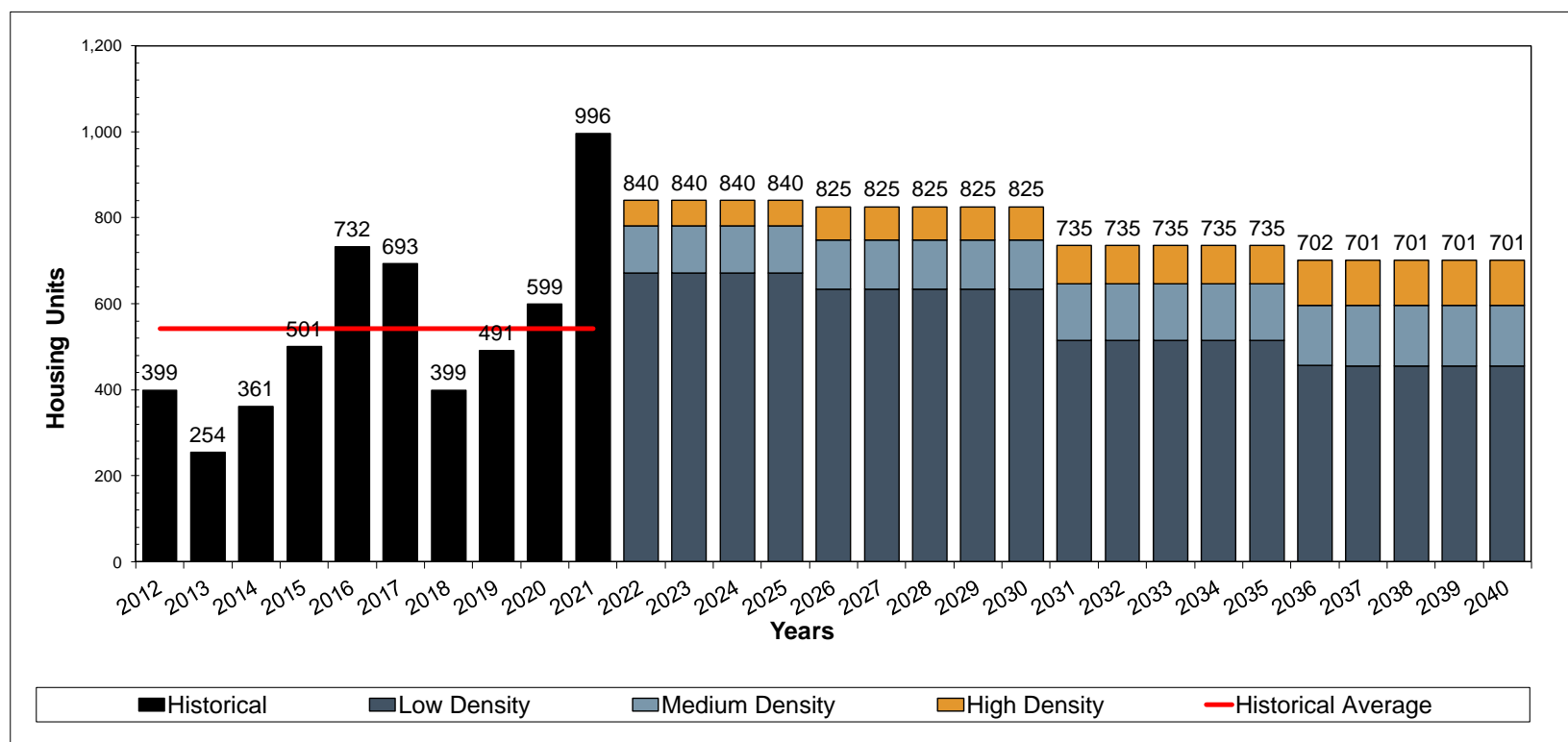
² Includes townhouses and apartments in duplexes.

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

Source: Derived from County of Wellington Phase 1 MCR Report: Urban Structure and Growth Allocation, Final Report (As Amended January 31, 2022), Watson & Associates Economists Ltd.



Figure A-1
County of Wellington
Annual Housing Forecast¹



¹ Growth forecast represents calendar year.

Source: Historical housing activity derived from County of Wellington building permit data, 2012 to 2019 and Statistics Canada building permit data for the Wellington County, 2020 to 2021.



Schedule 2
County of 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
Wellington County	2022 - 2032	6,374	1,136	710	8,220	23,262	(2,899)	20,363	388	20,751
	2022 - 2041	10,710	2,366	1,590	14,666	40,756	(3,244)	37,512	675	38,187

¹ Includes townhouses and apartments in duplexes.

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

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

Source: Derived from County of Wellington Phase 1 MCR Report: Urban Structure and Growth Allocation, Final Report (As Amended January 31, 2022), Watson & Associates Economists Ltd.



Schedule 3
County of Wellington
Current Year Growth Forecast
Mid-2016 to Mid-2022

		Population
Mid-2016 Population		90,955
Occupants of New Housing Units, Mid-2016 to Mid-2022	<i>Units (2)</i>	3,143
	<i>multiplied by P.P.U. (3)</i>	2.574
	<i>gross population increase</i>	8,089
Occupants of New Equivalent Institutional Units, Mid-2016 to Mid-2022	<i>Units</i>	135
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	148
Decline in Housing Unit Occupancy, Mid-2016 to Mid-2022	<i>Units (4)</i>	33,195
	<i>multiplied by P.P.U. decline rate (5)</i>	0.015
	<i>total decline in population</i>	512
Population Estimate to Mid-2022		99,704
<i>Net Population Increase, Mid-2016 to Mid-2022</i>		<i>8,749</i>

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi-Detached</i>	3.141	61%	1.911
<i>Multiples (6)</i>	2.000	16%	0.321
<i>Apartments (7)</i>	1.477	23%	0.341
Total		100%	2.574

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

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

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



Schedule 4 County of Wellington Ten Year Growth Forecast Mid-2022 to Mid-2032

		Population
Mid-2022 Population		99,704
Occupants of New Housing Units, Mid-2022 to Mid-2032	Units (2)	8,220
	multiplied by P.P.U. (3)	2,830
	gross population increase	23,262
Occupants of New Equivalent Institutional Units, Mid-2022 to Mid-2032	Units	353
	multiplied by P.P.U. (3)	1,100
	gross population increase	388
Decline in Housing Unit Occupancy, Mid-2022 to Mid-2032	Units (4)	36,338
	multiplied by P.P.U. decline rate (5)	-0.080
	total decline in population	-2,899
Population Estimate to Mid-2032		120,455
Net Population Increase, Mid-2022 to Mid-2032		20,751

(1) Mid-2022 Population based on:

2016 Population (90,955) + Mid-2016 to Mid-2022 estimated housing units to beginning of forecast period (3,143 x 2.574 = 8,089) + (135 x 1.100 = 148) + (33,195 x 0.015 = 512) = 99,704

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.065	78%	2.377
<i>Multiples (6)</i>	2.314	14%	0.320
<i>Apartments (7)</i>	1.542	9%	0.133
<i>one bedroom or less</i>	1.333		
<i>two bedrooms or more</i>	1.635		
Total		100%	2.830

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

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

(4) Mid-2022 households based upon 2016 Census (33,195 units) + Mid-2016 to Mid-2022 unit estimate (3,143 units) = 36,338 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5 County of Wellington Long Term Growth Forecast Mid-2022 to Mid-2041

		Population
Mid-2022 Population		99,704
Occupants of New Housing Units, Mid-2022 to Mid-2041	Units (2)	14,666
	multiplied by P.P.U. (3)	2.779
	gross population increase	40,756
Occupants of New Equivalent Institutional Units, Mid-2022 to Mid-2041	Units	614
	multiplied by P.P.U. (3)	1.100
	gross population increase	675
Decline in Housing Unit Occupancy, Mid-2022 to Mid-2041	Units (4)	36,338
	multiplied by P.P.U. decline rate (5)	-0.089
	total decline in population	-3,244
Population Estimate to Mid-2041		137,891
Net Population Increase, Mid-2022 to Mid-2041		38,187

(1) Mid-2022 Population based on:

2016 Population (90,955) + Mid-2016 to Mid-2022 estimated housing units to beginning of forecast period (3,143 x 2.574 = 8,089) + (135 x 1.100 = 148) + (33,195 x 0.015 = 512) = 99,704

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi-Detached</i>	3.065	73%	2.238
<i>Multiples (6)</i>	2.314	16%	0.373
<i>Apartments (7)</i>	1.542	11%	0.167
<i>one bedroom or less</i>	1.333		
<i>two bedrooms or more</i>	1.635		
Total		100%	2.779

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

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

(4) Mid-2022 households based upon 2016 Census (33,195 units) + Mid-2016 to Mid-2022 unit estimate (3,143 units) = 36,338 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6
County of Wellington
Historical Residential Building Permits
Years 2012 to 2021

Year	Residential Building Permits			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
2012	238	36	125	399
2013	200	31	23	254
2014	243	54	64	361
2015	315	61	125	501
2016	454	150	128	732
Sub-total	1,450	332	465	2,247
Average (2012 - 2016)	290	66	93	449
% Breakdown	64.5%	14.8%	20.7%	100.0%
2017	481	148	64	693
2018	266	51	82	399
2019	376	97	18	491
2020	393	54	152	599
2021	460	136	400	996
Sub-total	1,976	486	716	3,178
Average (2017 - 2021)	395	97	143	636
% Breakdown	62.2%	15.3%	22.5%	100.0%
2012 - 2021				
Total	3,426	818	1,181	5,425
Average	343	82	118	543
% Breakdown	63.2%	15.1%	21.8%	100.0%

¹ Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from County of Wellington building permit data, 2012 to 2019 and Statistics Canada building permit data, 2020 to 2021.



Schedule 7
County of Wellington
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.778	3.075	4.500	3.141		
6-10	-	-	1.745	3.017	4.875	3.018		
11-15	-	-	1.797	3.017	4.288	2.953		
16-20	-	1.545	1.667	2.986	4.345	2.921		
20-25	-	-	1.600	2.955	4.659	2.991	3.005	3.065
25-35	-	1.462	1.897	2.830	3.931	2.867		
35+	-	1.630	1.899	2.786	4.108	2.760		
Total	0.417	1.644	1.834	2.863	4.235	2.853		

Age of Dwelling	Multiples ¹						25 Year Average	25 Year Average Adjusted ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.722	2.000	-	2.000		
6-10	-	-	1.667	2.600	-	2.156		
11-15	-	-	1.632	2.583	-	2.064		
16-20	-	-	-	2.889	-	2.632		
20-25	-	-	-	2.533	-	2.364	2.243	2.314
25-35	-	-	-	2.667	-	2.273		
35+	-	1.071	2.227	2.565	-	2.230		
Total	-	1.500	1.811	2.575	-	2.228		

Age of Dwelling	Apartments ²						25 Year Average	25 Year Average Adjusted ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.438	1.386	-	-	1.477		
6-10	-	-	1.750	-	-	1.650		
11-15	-	-	1.412	-	-	1.385		
16-20	-	-	1.692	-	-	1.600		
20-25	-	-	1.609	-	-	1.471	1.516	1.542
25-35	-	1.162	1.735	-	-	1.542		
35+	-	1.126	1.597	2.320	-	1.494		
Total	-	1.191	1.590	2.225	-	1.503		

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

¹ Includes townhouses and apartments in duplexes.

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

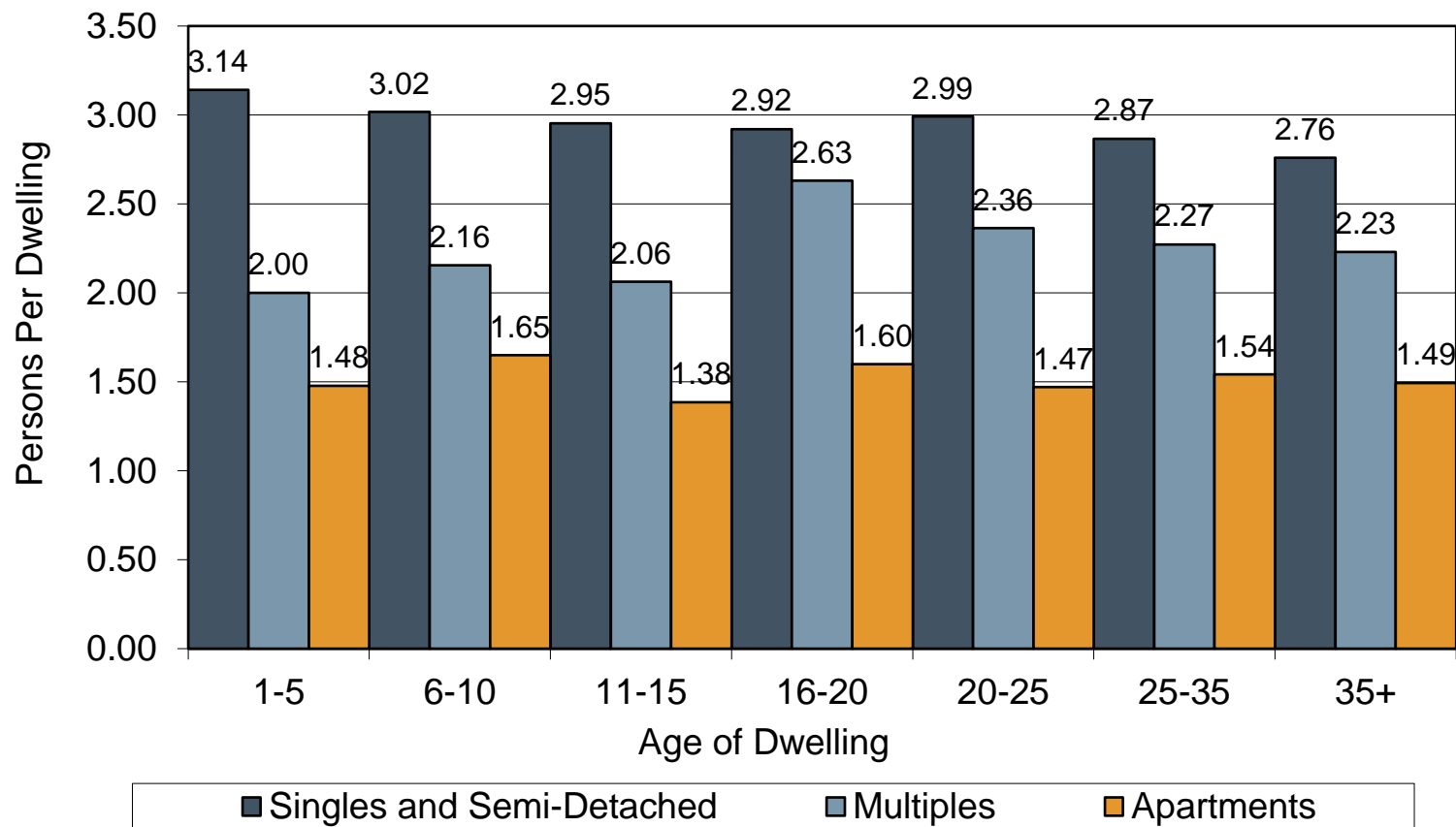
³ Adjusted based on 2001-2016 historical trends.

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

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



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





Schedule 9a County of Wellington Employment Forecast, 2022 to 2041

Period	Population	Activity Rate								Employment								Employment
		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.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2006	85,470	0.015	0.080	0.126	0.095	0.046	0.361	0.042	0.404	1,265	6,795	10,780	8,115	3,935	30,890	3,610	34,500	24,095
Mid 2011	86,675	0.016	0.079	0.117	0.090	0.057	0.358	0.042	0.401	1,360	6,865	10,115	7,790	4,935	31,065	3,675	34,740	24,200
Mid 2016	90,955	0.016	0.072	0.132	0.108	0.054	0.382	0.057	0.439	1,470	6,540	12,015	9,795	4,940	34,760	5,140	39,900	28,220
Mid 2022	99,704	0.017	0.072	0.132	0.108	0.054	0.383	0.057	0.440	1,705	7,204	12,962	10,832	5,571	38,275	5,645	43,919	31,071
Mid 2032	120,455	0.016	0.071	0.130	0.107	0.053	0.376	0.056	0.432	1,874	8,607	15,626	12,846	6,366	45,319	6,708	52,028	36,712
Mid 2041	137,891	0.014	0.073	0.135	0.109	0.054	0.385	0.057	0.442	1,965	10,063	18,648	15,061	7,401	53,137	7,863	61,000	43,074
Incremental Change																		
Mid 2006 - Mid 2011	1,205	0.001	0.000	-0.009	-0.005	0.011	-0.003	0.000	-0.003	95	70	-665	-325	1,000	175	65	240	105
Mid 2011 - Mid 2016	4,280	0.000	-0.007	0.015	0.018	-0.003	0.024	0.014	0.038	110	-325	1,900	2,005	5	3,695	1,465	5,160	4,020
Mid 2016 - Mid 2022	8,749	0.001	0.000	0.000	0.000	0.000	0.001	0.000	0.001	235	664	947	1,037	631	3,515	505	4,019	2,851
Mid 2022 - Mid 2032	20,751	-0.002	0.000	-0.002	-0.001	-0.001	-0.007	-0.001	-0.008	168	1,403	2,664	2,014	795	7,044	1,064	8,108	5,641
Mid 2022 - Mid 2041	38,187	-0.003	0.001	0.003	0.002	-0.001	0.002	0.001	0.003	260	2,859	5,686	4,228	1,830	14,862	2,218	17,081	12,003
Annual Average																		
Mid 2006 - Mid 2011	241	0.000	0.000	-0.002	-0.001	0.002	-0.001	0.000	-0.001	19	14	-133	-65	200	35	13	48	21
Mid 2011 - Mid 2016	856	0.000	-0.001	0.003	0.004	-0.001	0.005	0.003	0.008	22	-65	380	401	1	739	293	1,032	804
Mid 2016 - Mid 2022	1,458	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	39	111	158	173	105	586	84	670	475
Mid 2022 - Mid 2032	2,075	0.000	0.000	0.000	0.000	0.000	-0.001	0.000	-0.001	17	140	266	201	80	704	106	811	564
Mid 2022 - Mid 2041	2,010	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	14	150	299	223	96	782	117	899	632

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.
Source: Derived from County of Wellington Phase 1 MCR Report: Urban Structure and Growth Allocation, Final Report (As Amended January 31, 2022), Watson & Associates Economists Ltd.



Schedule 9b
County of Wellington
Employment and Gross Floor Area (G.F.A.) Forecast, 2022 to 2041

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹				
		Primary ²	Industrial	Commercial/ Population Related	Institutional ³	Total	Primary	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	85,470	1,265	10,780	8,115	3,935	24,095					
Mid 2011	86,675	1,360	10,115	7,790	4,935	24,200					
Mid 2016	90,955	1,470	12,015	9,795	4,940	28,220					
Mid 2022	99,704	1,705	12,962	10,832	5,502	31,002					
Mid 2032	120,455	1,874	15,626	12,846	6,116	36,462					
Mid 2041	137,891	1,965	18,648	15,061	7,017	42,690					
Incremental Change											
Mid 2006 - Mid 2011	1,205	95	-665	-325	1,000	105					
Mid 2011 - Mid 2016	4,280	110	1,900	2,005	5	4,020					
Mid 2016 - Mid 2022	8,749	235	947	1,037	562	2,782					
Mid 2022 - Mid 2032	20,751	168	2,664	2,014	614	5,460	588,800	3,729,800	1,006,900	394,600	5,720,100
Mid 2022 - Mid 2041	38,187	260	5,686	4,228	1,515	11,688	908,300	7,960,300	2,114,200	1,029,900	12,012,700
Annual Average											
Mid 2006 - Mid 2011	241	19	-133	-65	200	21					
Mid 2011 - Mid 2016	856	22	380	401	1	804					
Mid 2016 - Mid 2022	1,458	39	158	173	94	464					
Mid 2022 - Mid 2032	2,075	17	266	201	61	546	58,900	373,000	100,700	39,500	572,010
Mid 2022 - Mid 2041	2,010	14	299	223	80	615	47,800	419,000	111,300	54,200	632,200

¹ Square Foot Per Employee Assumptions

Primary 3,500

Industrial 1,400

Commercial/Population Related 500

Institutional 680

² Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

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

* Reflects Mid 2022 to Mid 2041 forecast period

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

Source: Derived from County of Wellington Phase 1 MCR Report: Urban Structure and Growth Allocation, Final Report (As Amended January 31, 2022), Watson & Associates Economists Ltd.



Schedule 10
County of Wellington
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by Industry							Categories that relate to local land-based resources
	<u>Primary Industry Employment</u>						
11	Agriculture, forestry, fishing and hunting	3,755	4,175	3,850	420	-325	
21	Mining and oil and gas extraction	145	60	105	-85	45	
Sub-total		3,900	4,235	3,955	335	-280	
	<u>Industrial and Other Employment</u>						Categories that relate primarily to industrial land supply and demand
22	Utilities	70	135	65	65	-70	
23	Construction	1,620	1,770	2,225	150	455	
31-33	Manufacturing	6,595	6,065	6,790	-530	725	
41	Wholesale trade	1,975	1,615	1,800	-360	185	
48-49	Transportation and warehousing	1,505	1,385	1,800	-120	415	
56	Administrative and support	395	490	558	95	68	
Sub-total		12,160	11,460	13,238	-700	1,778	
	<u>Population-Related Employment</u>						Categories that relate primarily to population growth within the municipality
44-45	Retail trade	2,990	2,650	3,580	-340	930	
51	Information and cultural industries	345	565	350	220	-215	
52	Finance and insurance	490	575	745	85	170	
53	Real estate and rental and leasing	310	325	375	15	50	
54	Professional, scientific and technical services	1,535	1,680	1,845	145	165	
55	Management of companies and enterprises	75	10	45	-65	35	
56	Administrative and support	395	490	558	95	68	
71	Arts, entertainment and recreation	780	585	760	-195	175	
72	Accommodation and food services	1,775	1,470	2,115	-305	645	
81	Other services (except public administration)	1,615	1,665	1,720	50	55	
Sub-total		10,310	10,015	12,093	-295	2,078	
	<u>Institutional</u>						
61	Educational services	1,285	1,615	1,765	330	150	
62	Health care and social assistance	2,745	3,100	2,970	355	-130	
91	Public administration	530	715	740	185	25	
Sub-total		4,560	5,430	5,475	870	45	
Total Employment		30,930	31,140	34,760	210	3,620	
Population		85,470	86,675	90,955	1,205	4,280	
<u>Employment to Population Ratio</u>							
Industrial and Other Employment		0.14	0.13	0.15	-0.01	0.01	
Population-Related Employment		0.12	0.12	0.13	-0.01	0.02	
Institutional Employment		0.05	0.06	0.06	0.01	0.00	
Primary Industry Employment		0.05	0.05	0.04	0.00	-0.01	
Total		0.36	0.36	0.38	0.00	0.02	

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code
Source: Statistics Canada Employment by Place of Work



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	10 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	\$10,387.00	0.0154	per lane km of roadways	674,481	per km	396,648,369
	Services Related to a Highway - Bridges, Culverts & Structures	\$2,749.00	0.0020	Number of Bridges, Culverts & Structures	1,374,500	per item	104,976,063
	Public Works - Facilities	\$303.34	4.5814	sq.ft. of building area	66	per sq.ft.	11,583,645
	Public Works - Vehicles & Equipment	\$233.17	0.0013	No. of vehicles and equipment	179,362	per vehicle	8,904,063
Policing	Policing Services - Facilities	\$339.40	0.6262	sq.ft. of building area	542	per sq.ft.	12,960,668
	Policing Services - Small Equipment and Gear	\$20.71	0.0016	No. of equipment and gear	12,944	per item	790,853
Library	Library Services - Facilities	\$461.09	0.9958	sq.ft. of building area	463	per sq.ft.	9,568,079
	Library Services - Collection Materials	\$155.08	4.4328	No. of library collection items	35	per collection item	3,218,065
Ambulance	Ambulance Facilities	\$32.19	0.0931	sq.ft. of building area	346	per sq.ft.	667,975
	Ambulance Vehicles	\$28.56	0.0004	No. of vehicles and equipment	71,400	per vehicle	592,649
Long-term Care	Long-term Care Facilities	\$464.63	1.3352	sq.ft. of building area	348	per sq.ft.	9,641,537
Childcare and Early Years Services	Child Care and Early Years Services - Facilities	\$64.54	0.1321	sq.ft. of building area	489	per sq.ft.	1,339,270
Provincial Offences Act	Provincial Offences Act	\$94.95	0.1562	sq.ft. of building area	607.8745	per sq.ft.	1,970,307
Public Health	Public Health - Facilities	\$120.06	0.2834	sq.ft. of building area	424	per sq.ft.	2,491,365
Waste Diversion	Waste Diversion - Facilities - Stations/Depots	\$73.69	0.0147	sq.ft. of building area	5,013	per sq.ft.	1,529,141
	Waste Diversion - Vehicles & Equipment	\$29.54	0.0004	No. of vehicles and equipment	73,850	per vehicle	612,985



**Wellington County
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Mount Forest OPP building	6,800	6,800	-	-	-	-	-	-	-	-	\$311	\$377
Police Station, 250 Daly Street, Palmerston	9,478	9,478	-	-	-	-	-	-	-	-	\$311	\$377
Police Station, 6725 WR 109, Palmerston (Teviotdale)	-	-	18,600	18,600	18,600	18,600	18,600	18,600	18,600	18,600	\$498	\$592
Police Station, 470 Wellington Rd 18, Fergus	18,885	18,885	18,885	18,885	18,885	18,885	18,885	18,885	18,885	18,885	\$401	\$481
Police Station, 5145 Wellington Road, Rockwood	19,310	19,310	19,310	19,310	19,310	19,310	19,310	19,310	19,310	19,310	\$498	\$593
Community Police offices	1,200	1,200	900	900	900	900	900	900	900	900	\$498	\$593
Crimestoppers - at Wellington Terrace	262	262	262	262	262	262	262	262	262	262	\$274	\$334
Total	55,935	55,935	57,957	57,957	57,957	57,957	57,957	57,957	57,957	57,957		

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.6399	0.6335	0.6520	0.6458	0.6372	0.6267	0.6166	0.6109	0.6036	0.5957

10 Year Average	2012-2021
Quantity Standard	0.6262
Quality Standard	542
Service Standard	\$339

D.C. Amount (before deductions)	2022-2041
Forecast Population	38,187
\$ per Capita	\$339
Eligible Amount	\$12,960,668



Wellington County
Service Standard Calculation Sheet

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Police Equipment	110	112	113	113	113	119	121	124	127	130	\$12,400
Police Vehicle Equipment	28	28	28	28	28	30	30	31	32	33	\$14,900
Total	138	140	141	141	141	149	151	155	159	163	

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0017	0.0017

10 Year Average	2012-2021
Quantity Standard	0.0016
Quality Standard	\$12,944
Service Standard	\$21

D.C. Amount (before deductions)	2022-2041
Forecast Population	38,187
\$ per Capita	\$21
Eligible Amount	\$790,853



**Wellington County
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$ per lane km)
Paved	1,374	1,388	1,401	1,415	1,415	1,415	1,415	1,415	1,415	1,415	\$650,000
Gravel	11	11	11	11	11	11	11	11	11	11	\$260,000
Total	1,385	1,398	1,412	1,426	1,426	1,426	1,426	1,426	1,426	1,426	

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.016	0.016	0.016	0.016	0.016	0.015	0.015	0.015	0.015	0.015

10 Year Average	2012-2021
Quantity Standard	0.0154
Quality Standard	\$674,481
Service Standard	\$10,387

D.C. Amount (before deductions)	2022-2041
Forecast Population	38,187
\$ per Capita	\$10,387
Eligible Amount	\$396,648,369



**Wellington County
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Bridges, Culverts & Structures
Unit Measure: Number of Bridges, Culverts & Structures

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Bridges & Culverts	158	161	164	171	178	185	189	198	201	203	\$1,350,000
Roundabouts	1	2	2	5	6	6	8	9	10	10	\$1,600,000
Total	159	163	166	176	184	191	197	207	211	213	

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.0018	0.0018	0.0019	0.0020	0.0020	0.0021	0.0021	0.0022	0.0022	0.0022

10 Year Average	2012-2021
Quantity Standard	0.0020
Quality Standard	\$1,374,500
Service Standard	\$2,749

D.C. Amount (before deductions)	2022-2041
Forecast Population	38,187
\$ per Capita	\$2,749
Eligible Amount	\$104,976,063



**Wellington County
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Central Garage-7468 Road 51 RR# 5, Guelph	13,000	13,000	25,482	25,482	25,482	25,482	25,482	25,482	25,482	25,482	\$278	\$324
Drayton Equipment Depot - Garage-18 John St., Drayton	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$159	\$193
Drayton Garage 7273 Sideroad 16 Drayton								20,100	20,100	20,100	\$278	\$324
Bruce Dale Equipment Depot Garage-8436 Rd., 124-RR#1 Rockwood	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	\$167	\$201
Erin Equip. Depot, Garage-9506 Wellington Rd., 124 RR#1, Erin	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	\$199	\$237
Arthur Equipment Depot - Garage & Offices-399 Eliza St., Arthur	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	\$143	\$175
Aberfoyle Equip. Depot Garage & Offices-7404 WR 34 RR#3 Guelph, Aberfoyle	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$188	\$225
Harriston Equip. Depot Garage & Offices-9160 Rd. 5 RR#4, Harriston	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	\$198	\$236
Elora Equipment Depot Garage & Offices-7454 Wellington Rd. 21, Elora	5,150	5,150	5,150	5,150	5,150	5,150	5,150	5,150	5,150	5,150	\$396	\$454
Drayton Salt Shed-18 John St., Drayton	1,008	1,008	1,008	1,008	1,008	1,008	1,008		-	-	\$77	\$102
Drayton Salt Dome 7273 Sideroad 16, Drayton								1,008	1,008	1,008	\$582	\$659
Arthur Salt Shed-399 Eliza St., Arthur	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	\$81	\$172
Central Storage Shed Salt Shed-7468 Road 51, RR#5, Guelph	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	\$77	\$102
Bruce Dale Salt Shed-8436 Wellington Rd., 124-RR#1 Rockwood	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	\$75	\$100
Harriston Salt Shed-9160 WR#5-RR#4 Harriston	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	\$75	\$100
Erin Salt Shed- 9506 Wellington Rd, 124-RR#1, Erin	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	\$111	\$140
Drayton Sand Dome-18 John St., Drayton	42,273	42,273	42,273	42,273	42,273	42,273	42,273	42,273	42,273	42,273	\$7	\$10
Arthur Sand Dome-399 Eliza St., Arthur	31,416	31,416	31,416	31,416	31,416	31,416	31,416	31,416	31,416	31,416	\$9	\$14



**Wellington County
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Central Sand Dome-7468 Rd 51 RR#5, Guelph	31,416	31,416	31,416	31,416	31,416	31,416	31,416	31,416	31,416	31,416	\$9	\$27
Brucedale Sand Dome-8436 Wellington Rd., 124 RR#1 Rockwood	42,273	42,273	42,273	42,273	42,273	42,273	42,273	42,273	42,273	42,273	\$7	\$25
Harriston Sand Dome-9160 Rd. 5, RR#4 Harriston	42,273	42,273	42,273	42,273	42,273	42,273	42,273	42,273	42,273	42,273	\$7	\$25
Erin Sand Dome (2)-9506 Wellington Rd., 124 RR#1 Erin	62,832	62,832	62,832	62,832	62,832	62,832	62,832	62,832	62,832	62,832	\$9	\$27
Elora Storage Sheds (3) Sand/Salt Depot, 7454 Rd. 21 Wellington Rd., Elora	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	\$7	\$25
Central Paint Shed Storage-7468 Rd#51, RR#5 Guelph (paints, marking, etc.)	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$140	\$172
Aberfoyle Sand Dome 7396 WR#34, RR # 3, Guelph	42,273	42,273	42,273	42,273	42,273	42,273	42,273	42,273	42,273	42,273	\$8	\$26
Total	405,304	405,304	417,786	417,786	417,786	417,786	417,786	437,886	437,886	437,886		

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	4.64	4.59	4.70	4.66	4.59	4.52	4.45	4.62	4.56	4.50

10 Year Average	2012-2021
Quantity Standard	4.5814
Quality Standard	\$66
Service Standard	\$303

D.C. Amount (before deductions)	2022-2041
Forecast Population	38,187
\$ per Capita	\$303
Eligible Amount	\$11,583,645



**Wellington County
Service Standard Calculation
Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Asphalt Reclaimer 2011	1	1	1	1	1	1	1	1	1	1	\$52,300
Asphalt Reclaimer 2019	-	-	-	-	-	-	-	1	1	1	\$59,000
Bucket Truck	-	-	-	-	-	-	-	-	-	1	\$327,500
Case Loader 2003 S/JEE0135868, 0536 Wellington Road	1	1	-	-	-	-	-	-	-	-	\$275,200
Case Loader 2006	1	1	1	1	1	-	-	-	-	-	\$330,400
Case Loader 2006 With Forks	1	1	1	1	1	-	-	-	-	-	\$330,400
Case Loader 2008	1	1	1	1	1	1	-	-	-	-	\$330,400
Case Loader 2009	1	1	1	1	1	1	1	1	-	-	\$330,400
Case Loader 2016	-	-	-	-	1	1	1	1	1	1	\$330,400
Case Loader 2017	-	-	-	-	-	2	2	2	2	2	\$228,900
Case Loader 2018	-	-	-	-	-	2	2	2	2	2	\$228,900
Cashe IH Farmall 2016	-	-	-	-	-	1	1	1	1	1	\$122,400
Cat Fork Lift 1992 S/7Sc01285	1	1	1	1	1	1	1	1	1	1	\$110,200
Cat Excavator 2016	-	-	-	-	1	1	1	1	1	1	\$425,200
Case Loader 2012	1	1	1	1	1	1	1	1	1	1	\$330,400
Case Loader 2014	-	-	1	1	1	1	1	1	1	1	\$330,400
Case Loader 2015	-	-	-	1	1	1	1	1	1	1	\$330,400
Case Loader 2018	-	-	-	-	-	-	1	1	1	1	\$212,900
Case Loader 2019	-	-	-	-	-	-	-	1	1	1	\$209,700
Case Backhoe 2018	-	-	-	-	-	-	1	1	1	1	\$171,600
Case Backhoe 2019	-	-	-	-	-	-	-	1	1	1	\$159,800
Case Tractor 2020	-	-	-	-	-	-	-	-	1	1	\$115,900
Champion Grader 2003 S/35643	1	1	1	-	-	-	-	-	-	-	\$357,900
Chev. Pickup 2005	1	1	-	-	-	-	-	-	-	-	\$62,000
Chev. Silverado 2007	3	-	-	-	-	-	-	-	-	-	\$45,400
Chev Pickup 2009	4	4	4	4	-	-	-	-	-	-	\$48,200
Chev. Silverado 2500 2012	4	4	3	3	3	3	-	-	-	-	\$43,100
Chevrolet 2500 4x4 2021	-	-	-	-	-	-	-	-	-	1	\$50,200
Chev. Silverado 1500 2012	1	1	1	1	1	1	1	1	1	1	\$29,600
CHEV EXPRESS	-	-	-	-	-	-	1	1	1	1	\$48,600
Chev Silverado 2018	-	-	-	-	-	-	5	5	5	5	\$38,900
Chev Silverado 2019	-	-	-	-	-	-	-	1	1	1	\$41,100
Chev Silverado 2021	-	-	-	-	-	-	-	-	-	8	\$45,300



**Wellington County
Service Standard Calculation
Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Dodge Pick up 2008	1	1		-	-	-	-	-	-	-	\$48,200
Dodge Pick up 2010	4	4	4	4	-	-	-	-	-	-	\$48,200
Dodge Pick up 2011	1	1	1	1	1	1	1	1	1	1	\$62,000
Dodge Van 2001	1	1	1	1	1	1	-	-	-	-	\$72,900
Dozer	1	1	1	1	1	1	1	1	1	1	\$254,600
EddyNet Broom	-	-	-	-	-	-	-	2	2	2	\$50,000
EddyNet Broom 2020	-	-	-	-	-	-	-	-	1	1	\$54,900
Fecon Mulcher 2018	-	-	-	-	-	-	1	1	1	1	\$66,100
Float 2004	1	1	1	1	1	1	1	-	-	-	\$48,200
Float 2019 Loadster Trailer	-	-	-	-	-	-	-	1	1	1	\$44,500
Ford 2 Tonne Utility 2009	1	1	1	1	1	1	1	-	-	-	\$62,000
Ford F250 4x4 2015	-	-	-	4	4	4	4	4	4	4	\$54,500
Ford F250 4x4 2016	-	-	-	-	4	4	4	4	4	4	\$56,500
Ford F550 2019								2	2	2	\$138,300
Ford Bucket 2001 (International)	1	1	1	1	1	1	1	1	1	1	\$206,400
2017 Ford F550						1	1	1	1	1	\$84,700
Freightliner 6 Tonne 2014	-	-	4	4	4	4	4	4	4	4	\$364,000
Freightliner 6 Tonne 2015	-	-	-	4	4	4	4	4	4	4	\$319,700
GMC 6 Ton 2008	1	1	1	1	1	1	1	1	1	1	\$103,200
GMC LT 1500 Pickup 2013	-	4	4	4	4	4	4	4	4	4	\$41,300
GMC Sierra Pickup 2014	-	-	2	2	2	2	2	2	2	2	\$43,700
Gradall 1989 Mjg660E S/0166416	1	1	-	-	-	-	-	-	-	-	\$550,600
Gradall 1998 S/417271	1	1	1	1		-	-	-	-	-	\$688,200
International 6 Tonne 2005	1	1	1	1	1	1	1	1	1	1	\$392,300
International 6 Tonne 2006	4	1	-	-	-	-	-	-	-	-	\$412,900
International 6 Tonne 2008	4	4	4	1	1	1	1	1	1	1	\$440,400
International 6 Tonne 2010	4	4	4	4	4	-	-	-	-	-	\$392,300
International 6 Tonne 2011	4	4	4	4	4	4	-	-	-	-	\$392,300
International 6 Tonne 2012	4	4	4	4	4	4	4	-	-	-	\$392,300
International 6 Tonne 2013	-	4	4	4	4	4	4	4	-	-	\$392,300



**Wellington County
Service Standard Calculation
Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
International 6 Tonne 2016	-	-	-	-	4	4	4	4	4	4	\$392,300
International 6 Tonne 2018	-	-	-	-	-	8	8	8	8	8	\$381,800
JCB Backhoe 2007	1	1	1	1	1	1	-	-	-	-	\$192,700
JCB Backhoe 2009	1	1	1	1	1	1	1	1	-	-	\$192,700
Jcb Loader 2004 M/426Z S/053848	1	1	1	-	-	-	-	-	-	-	\$316,600
Jcb Loader 2005 # 14005 S/E11731148	1	1	1	1		-	-	-	-	-	\$302,700
Jcb Tractor Loader/Backhoe 1988 S/934077	1	1	1	1	1	1	1	1	1	1	\$185,900
John Deere Backhoe 1989 S/759974	1	1	-	-	-	-	-	-	-	-	\$185,900
John Deere Grader 2010	1	1	1	1	1	1	1	1	-	-	\$378,400
John Deere Grader 2020	-	-	-	-	-	-	-	-	1	1	\$426,800
John Deere Landscape Trailer 2006	1	1	1	1	1	1	1	1	1	1	\$6,800
John Deere Grader 2015	-	-	-	1	1	1	1	1	1	1	\$516,000
Kubota Tractor 2010	1	1	1	1	1	1	1	1	-	-	\$95,200
Kubota Tractor 2011	1	1	1	1	1	1	1	1	1	1	\$95,200
Kubota Tractor 2014	-	-	1	1	1	1	1	1	1	1	\$95,200
Landscape Trailer 1995	2	2	-	-	-	-	-	-	-	-	\$6,800
Landscape Trailer 2009	2	2	2	2	2	-	-	-	-	-	\$10,300
Landscape Trailer 2017	-	-	-	-	-	3	3	3	3	3	\$8,100
Lightning EnclosedTrailer 2020	-	-	-	-	-	-	-	1	1	1	\$12,800
Manual Centre Line Striper 2003	1	1	1	1	1	1	1	1	-	-	\$20,700
Massey Ferguson 2004 Tractor M/5455 S/N033074	1	1	-	-	-	-	-	-	-	-	\$89,500
Midland Road Widener Attachment	-	-	1	1	1	1	1	1	1	1	\$111,200
Mower	2	2	2	2	2	2	2	2	-	-	\$14,800
New Holland Tractor 2007	1	1	1	1	1	-	-	-	-	-	\$137,100
Pottinger Novadisc 305	-	-	-	-	-	2	2	2	2	2	\$15,600



**Wellington County
Service Standard Calculation
Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Pronovost Snow Blower 2010	1	1	1	1	1	1	1	1	1	1	\$12,900
Pronovost Snow Blower 2015	-	-	-	-	-	1	1	1	1	1	\$15,600
Pronovost Snow Blower 2017	-	-	-	-	-	2	2	2	2	2	\$15,600
Road Department Miscellaneous Tools And Equipment	1	1	1	1	1	1	1	1	1	1	\$610,500
Road Closed Trailer	-	-	-	-	-	-	-	7	7	7	\$1,900
Road Department Radio Equipment	1	1	1	1	1	1	1	1	1	1	\$178,100
Schmidt Spreader 2014	-	-	1	1	1	1	1	1	1	1	\$96,600
Shoulder Grader 2021	-	-	-	-	-	-	-	-	-	1	\$9,900
Steam Jenny 1981 S/82-322	1	1	1	1	1	1	1	1	-	-	\$41,300
Steam Jenny 2019	-	-	-	-	-	-	-	1	1	1	\$19,600
Steamer Portable 2005	1	1	1	1	1	1	1	1	1	1	\$41,300
Smyth 9Ft Broom 2018	-	-	-	-	-	-	1	1	1	1	\$17,400
Smyth 9Ft Broom 2021	-	-	-	-	-	-	-	-	-	2	\$13,100
Sweepster 9 ft Broom 2010	1	1	1	1	1	1	1	1	-	-	\$25,800
Sweepster 9 ft Broom 2013	-	2	2	2	2	2	2	2	-	-	\$28,100
Tahoe 4WD Special 2021	-	-	-	-	-	-	-	-	-	1	\$50,200
Tar Tank Trailer 1992	-	-	-	-	-	-	-	-	-	-	\$59,100
Toyota Fork Truck 2014	-	-	-	-	-	-	-	1	1	1	\$30,600
Trailer Gen Weld 1981	1	1	1	1	1	1	1	1	1	1	\$4,100
Trailer, Vac 2015	-	-	-	1	1	1	1	1	1	1	\$111,800
Trailer, Sign Shop	-	-	1	1	1	1	1	-	-	-	\$6,500
Trailer, Road Closed	7	7	7	7	7	7	7	-	-	-	\$6,500
Trailer, Traffic Signal 2021	-	-	-	-	-	-	-	-	-	4	\$15,000
Troy-Bilt Trimmer /Mower	1	1	1	1	1	1	1	1	1	1	\$3,000
Vermeer Brush Chipper 1994 S/004102	1	1	-	-	-	-	-	-	-	-	\$55,000



**Wellington County
Service Standard Calculation
Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Vermeer Brush Chipper 2006	1	1	1	1	1	1	1	-	-	-	\$77,100
Vermeer Brush Chipper 2011	1	1	1	1	1	1	1	1	1	1	\$50,900
Vermeer Brush Chipper 2019	-	-	-	-	-	-	-	1	1	1	\$103,800
Vermeer Stump Grinder 2010	1	1	1	1	1	1	1	1	1	1	\$95,000
Viking Roll Off Sander 2019								1	1	1	\$105,800
Volvo 6 Tonne 2007	4	4	1	-	-	-	-	-	-	-	\$426,600
Volvo 6 Tonne 2009	2	2	2	2	2	2	2	2	2	2	\$426,600
Volvo Grader 08	1	1	1	-	-	-	-	-	-	-	\$412,900
Volvo Excavator 2013	-	1	1	1	1	1	1	1	1	1	\$366,200
Western Star 6 Tonne 2019	-	-	-	-	-	-	-	4	4	4	\$364,300
Western Star 6 Tonne 2020									4	4	\$369,500
Western Star 6 Tonne 2021										4	\$362,100
Total	102	107	104	108	108	121	121	131	123	145	

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.0012	0.0012	0.0012	0.0012	0.0012	0.0013	0.0013	0.0014	0.0013	0.0015

10 Year Average	2012-2021
Quantity Standard	0.0013
Quality Standard	\$179,362
Service Standard	\$233

D.C. Amount (before deductions)	2022-2041
Forecast Population	38,187
\$ per Capita	\$233
Eligible Amount	\$8,904,063



**Wellington County
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Aboyne Branch, 552 Wellington Road 18, Fergus	10,500	10,500	10,500	10,500	10,500	7,672	7,672	7,672	7,672	7,672	\$251	\$320
Arthur Branch	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$297	\$376
Clifford Branch	4,747	4,747	4,747	4,747	4,747	4,747	4,747	4,747	4,747	4,747	\$345	\$434
Elora Branch (Carnegie)	3,671	3,671	3,671	3,671	3,671	3,671	3,671	3,671	3,671	3,671	\$389	\$487
Fergus Branch (Carnegie)	4,616	4,616	4,616	-	-	-	-	-	-	-	\$239	\$306
Fergus Branch (Carnegie)				16,138	16,138	16,138	16,138	16,138	16,138	16,138	\$442	\$551
Harriston Branch	9,665	9,665	9,665	9,665	9,665	9,665	9,665	9,665	9,665	9,665	\$442	\$551
Hillsburgh Branch	3,360	3,360	3,360	3,360	3,360	3,360	-	-	-	-	\$221	\$284
Hillsburgh Branch							10,106	10,106	10,106	10,106	\$566	\$700
Mount Forest Branch (Carnegie)	7,336	7,336	7,336	7,336	7,336	7,362	7,362	7,362	7,362	7,362	\$310	\$392
Palmerston Branch (Carnegie)	2,324	2,324	2,324	-	-	-	-	-	-	-	\$239	\$306
Palmerston Branch (Carnegie)				7,000	7,000	7,000	7,000	7,000	7,000	7,000	\$682	\$841
Puslinch Branch	4,680	4,680	4,680	4,680	4,680	4,680	4,680	4,680	4,680	4,680	\$557	\$690
Rockwood Branch	4,223	4,223	4,223	4,223	4,223	4,223	4,223	4,223	4,223	4,223	\$280	\$355
Drayton Branch, 106 Wellington St South, Drayton	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	\$337	\$424
Marden Branch, 7368 Wellington Road 30	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$221	\$284
Erin Branch	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$200	\$259
Total	79,122	79,122	79,122	95,320	95,320	92,518	99,264	99,264	99,264	99,264		

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.9051	0.8961	0.8901	1.0621	1.0480	1.0004	1.0561	1.0462	1.0338	1.0203

10 Year Average	2012-2021
Quantity Standard	0.9958
Quality Standard	\$463
Service Standard	\$461

D.C. Amount (before deductions)	10 Year
Forecast Population	20,751
\$ per Capita	\$461
Eligible Amount	\$9,568,079



Service: Library Services - Collection Materials
 Unit Measure: No. of library collection items

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Adult Fiction	81,513	83,246	88,557	84,916	86,613	81,497	79,798	79,512	81,502	78,375	\$36
Adult Non-Fiction	51,553	52,649	56,008	53,705	54,778	52,174	45,749	46,119	44,324	46,174	\$39
Audiobooks	11,351	11,592	12,332	11,825	12,061	12,297	11,690	11,859	11,324	11,466	\$49
CDs	4,890	6,464	9,024	9,618	10,151	9,559	9,064	8,311	8,120	6,812	\$19
Children's Books	105,686	107,933	114,819	110,098	112,298	122,809	105,002	106,064	103,195	104,654	\$19
Databases	13	13	24	24	27	12	10	12	13	13	\$1,400
DVDs	16,071	21,244	29,657	31,613	33,363	32,007	31,942	32,709	32,745	32,324	\$34
Video Games	174	231	322	343	362	599	825	1,017	1,249	1,384	\$58
Launchpads	38	50	70	75	79	97	76	86	96	130	\$200
Electronic Materials	37,819	37,819	75,753	80,747	112,079	129,743	149,930	152,172	121,278	120,200	\$47
Print Periodical Titles	204	193	197	191	196	204	213	214	201	195	\$70
Print Reference Volumes	1,069	1,043	1,055	911	890	851	729	660	475	418	\$85
Young Adult Books	13,414	13,699	14,573	13,974	14,253	13,931	12,543	12,096	11,578	11,861	\$26
Tablets	-	-	-	-	70	70	70	70	70	70	\$580
3D Printer	-	-	1	4	5	5	7	8	8	7	\$5,799
Maker Kits	-	-	-	-	85	93	102	93	94	94	\$3,479
Chromebooks	-	-	-	-	80	81	115	129	129	127	\$534
Total	323,794	336,175	402,392	398,044	437,390	456,029	447,865	451,131	416,401	414,304	

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	3.70	3.81	4.53	4.44	4.81	4.93	4.77	4.75	4.34	4.26

10 Year Average	2012-2021
Quantity Standard	4.4328
Quality Standard	\$35
Service Standard	\$155

D.C. Amount (before deductions)	10 Year
Forecast Population	20,751
\$ per Capita	\$155
Eligible Amount	\$3,218,065



**Wellington County
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Aboyne at Terrace	3,861	3,769	3,769	3,769	3,769	3,688	3,688	3,688	3,688	3,688	\$298	\$346
Southgate Guelph	4,355	4,251	-	-	-	-	-	-	-	-	\$298	\$346
Guelph Chancellors Way	-	-	16,269	16,269	16,269	15,921	15,921	15,921	15,921	15,921	\$390	\$447
Shelldale	1,037	1,012	1,012	1,012	1,012	991	991	991	991	991	\$298	\$346
Orangeville	2,848	2,780	-	-	-	-	-	-	-	-	\$298	\$346
New Orangeville	-	-	7,615	7,615	7,615	7,452	7,452	7,452	7,452	7,452	\$401	\$459
Shelburne	302	294	294	294	294	288	288	288	288	288	\$298	\$346
New Mount Forest	905	883	883	883	883	864	864	864	864	864	\$367	\$422
Total	13,307	12,989	29,843	29,843	29,843	29,204	29,204	29,204	29,204	29,204		

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.1522	0.1471	0.3357	0.3325	0.3281	0.3158	0.3107	0.3078	0.3041	0.3002

10 Year Average	2012-2021
Quantity Standard	0.2834
Quality Standard	\$424
Service Standard	\$120

D.C. Amount (before deductions)	10 Year
Forecast Population	20,751
\$ per Capita	\$120
Eligible Amount	\$2,491,365



**Wellington County
Service Standard Calculation Sheet**

Service: Provincial Offences Act
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
POA facility Old City Hall (Wellington County portion)	14,349	14,349	14,349	14,349	14,349	14,349	14,349	14,349	14,349	14,349	\$536	\$608
Total	14,349	14,349	14,349	14,349	14,349	14,349	14,349	14,349	14,349	14,349		

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.1641	0.1625	0.1614	0.1599	0.1578	0.1552	0.1527	0.1512	0.1494	0.1475

10 Year Average	2012-2021
Quantity Standard	0.1562
Quality Standard	\$608
Service Standard	\$95

D.C. Amount (before deductions)	10 Year
Forecast Population	20,751
\$ per Capita	\$95
Eligible Amount	\$1,970,307



**Wellington County
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Guelph "O" Base (Elmira Road)	1,351	1,386	1,337	1,313	1,286	1,299	1,315	1,286	1,334	1,317	\$214	\$253
Guelph "O3" Base (Clair Road)	2,806	2,878	2,778	2,727	2,670	2,699	2,731	2,670	2,770	2,734	\$476	\$542
Guelph Base (Delhi St)	-	-	-	758	742	750	759	742	770	760	\$214	\$253
Fergus Base	780	800	772	758	742	750	759	742	770	760	\$214	\$253
Mount Forest Base (202 Industrial Rd)	1,200	1,230	1,187	1,166	1,141	1,154	1,167	1,141	1,184	1,169	\$214	\$253
Arthur Base	351	360	347	341	334	338	342	334	347	342	\$214	\$253
Harriston Base	1,014	1,040	1,004	985	965	975	987	965	1,001	988	\$214	\$253
Drayton Base	351	360	347	341	334	338	342	334	347	342	\$214	\$253
Rockwood Base	195	200	193	190	186	188	190	186	193	190	\$214	\$253
Hillsburgh Base	-	-	-	-	-	319	323	315	327	323	\$214	\$253
Total	8,048	8,255	7,966	8,579	8,398	8,808	8,913	8,714	9,042	8,925		

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.0921	0.0935	0.0896	0.0956	0.0923	0.0952	0.0948	0.0918	0.0942	0.0917

10 Year Average	2012-2021
Quantity Standard	0.0931
Quality Standard	\$346
Service Standard	\$32

D.C. Amount (before deductions)	10 Year
Forecast Population	20,751
\$ per Capita	\$32
Eligible Amount	\$667,975



**Wellington County
Service Standard Calculation Sheet**

Service: Ambulance Vehicles
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Stair Chairs	7	7	7	7	7	7	7	7	7	7	\$50,000
Scoop Stretcher	8	8	8	8	8	8	8	8	8	8	\$24,600
Cardiac Monitors (LP15)	26	26	26	26	26	26	31	31	31	31	\$27,000
Fracture Boards	8	8	8	8	8	8	8	8	8	8	\$18,000
Portable Suctin Units	6	6	6	6	6	6	6	6	6	6	\$24,000
CPAP Units	8	8	8	8	8	8	8	8	8	8	\$40,200
Ambulances	16	17	17	17	17	18	18	19	19	19	\$220,000
ERU	2	2	2	4	4	5	5	5	6	6	\$150,000
Administration Vehicle	-	-	1	2	2	2	2	2	2	2	\$150,000
Community Paramedicine Unit	-	-	-	-	1	1	1	1	1	1	\$150,000
Fleet/Resource Vehicle	-	-	-	-	-	-	-	-	1	1	\$50,000
Generator @ Fergus	-	-	-	1	1	1	1	1	1	1	\$62,000
Bike Defib	-	-	-	-	3	3	3	3	3	3	\$7,000
Simulation Equipment	-	-	-	-	-	1	1	1	1	1	\$13,500
Emergency Support Trailer	-	-	-	-	-	1	1	1	1	1	\$41,000
AVL System	-	-	-	-	-	1	1	1	1	1	\$104,100
Backboard Washer	-	-	-	-	-	1	1	1	1	1	\$57,500
Total	81	82	83	87	91	97	102	103	105	105	
Percentage attributable to Eligible Portion	39%	40%	39%	38%	37%	38%	38%	37%	39%	38%	
Total Eligible Portion of Vehicles	32	33	32	33	34	36	39	38	40	40	

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004

10 Year Average	2012-2021
Quantity Standard	0.0004
Quality Standard	\$71,400
Service Standard	\$29

D.C. Amount (before deductions)	10 Year
Forecast Population	20,751
\$ per Capita	\$29
Eligible Amount	\$592,649



**Wellington County
Service Standard Calculation Sheet**

Service: Long-term Care Facilities
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Wellington Terrace, 474 County Road 18, Fergus	122,675	122,675	122,675	122,675	122,675	122,675	122,675	122,675	122,675	122,675	\$300	\$348
Total	122,675	122,675	122,675	122,675	122,675	122,675	122,675	122,675	122,675	122,675		

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	1.4033	1.3893	1.3800	1.3669	1.3487	1.3265	1.3052	1.2930	1.2776	1.2610

10 Year Average	2012-2021
Quantity Standard	1.3352
Quality Standard	\$348
Service Standard	\$465

D.C. Amount (before deductions)	10 Year
Forecast Population	20,751
\$ per Capita	\$465
Eligible Amount	\$9,641,537



**Wellington County
Service Standard Calculation Sheet**

Service: Child Care and Early Years Programs - Facilities
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Mount Forest Child Care & Learning Centre -311 Foster St (100% COW)	5,046	5,046	5,046	5,046	5,046	5,046	5,046	5,046	5,046	5,046	\$436	\$498
Palmerston Child Care Centre	-	1,487	1,487	1,487	1,487	-	-	-	-	-	\$436	\$498
Palmerston Child Care Centre	-	-	-	-	-	4,539	4,539	4,539	4,539	4,539	\$436	\$498
Wellington Place Child Care Centre	-	-	-	-	-	-	-	6,190	6,190	6,190	\$522	\$593
Child Care Administration 21 Douglas	1,680	1,680	1,820	1,750	1,540	1,477	-	-	-	-	\$311	\$360
15 Douglas St, Guelph, ON	552	552	598	575	460	485	-	-	-	-	\$349	\$402
133 Wyndham St. N	-	-	-	-	-	-	1,390	1,895	2,220	2,290	\$349	\$402
Child Care Administration Aboyne	-	-	-	-	592	568	541	737	863	890	\$349	\$402
Total	7,278	8,765	8,951	8,858	9,125	12,115	11,516	18,407	18,859	18,955		

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.0833	0.0993	0.1007	0.0987	0.1003	0.1310	0.1225	0.1940	0.1964	0.1948

10 Year Average	2012-2021
Quantity Standard	0.1321
Quality Standard	\$489
Service Standard	\$65

D.C. Amount (before deductions)	10 Year
Forecast Population	20,751
\$ per Capita	\$65
Eligible Amount	\$1,339,270



**Wellington County
Service Standard Calculation Sheet**

Service: Waste Diversion - Facilities - Stations/Depots
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Aberfoyle LFS Site Bldings	189	189	189	189	189	233	212	246	243	243	\$350	\$2,837
Belwood Trans Stn Site Bldings	150	150	150	150	150	158	169	167	171	171	\$145	\$4,794
Elora Trans Stn Site Bldings	23	23	23	23	23	22	23	22	24	24	\$377	\$109,200
Harriston T/Stn Site Bldings	90	90	90	90	90	98	106	107	105	105	\$311	\$20,342
Riverstown LFS Site Bldings	840	840	840	840	840	760	711	751	909	909	\$166	\$897
Rothsay T/Stn Site Bldings	38	38	38	38	38	36	35	31	33	33	\$69	\$6,378
Total	1,329	1,329	1,329	1,329	1,329	1,305	1,255	1,325	1,485	1,485		

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.0152	0.0151	0.0150	0.0148	0.0146	0.0141	0.0134	0.0140	0.0155	0.0153

10 Year Average	2012-2021
Quantity Standard	0.0147
Quality Standard	\$5,013
Service Standard	\$74

D.C. Amount (before deductions)	10 Year
Forecast Population	20,751
\$ per Capita	\$74
Eligible Amount	\$1,529,141



**Wellington County
Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment Continued
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
140-019 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-020 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-021 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-022 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-023 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-024 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-025 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-026 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-027 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-028 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-029 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-030 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-031 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-032 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-033 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-034 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-035 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-036 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-037 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-038 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-039 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-040 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-041 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-042 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-043 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-044 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-045 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-046 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300



**Wellington County
Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment Continued
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
140-047 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-048 - 38 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$9,000
140-049 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-050 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-051 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-052 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-053 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-054 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-055 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-056 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-057 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-058 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-059 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-060 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-061 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
140-062 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
235-001 - 35 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$11,000
235-002 - 35 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
235-003 - 35 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$11,000
235-004 - 35 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$11,000
235-005 - 35 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$11,000
235-006 - 35 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$11,000
235-007 - 35 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$11,000
235-008 - 35 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$11,000
235-009 - 35 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$11,000
235-010 - 35 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$11,000
240-001 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
240-002 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
240-003 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
240-004 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300



**Wellington County
Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment Continued
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
240-005 - 40 YD Roll Off Bin	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$8,300
HHW-01 - 40 YD Roll Off Bin	-	-	-	-	-	1.00					\$18,900
901-11 - 2011 Chev Cargo Van	0.26	0.26	0.28	0.28	0.28	-	-	-	-	-	\$53,900
901-16 - 2016 Ford Transit xL	-	-	-	-	0.28	0.28	0.28	0.28	0.28	-	\$53,900
901-22 - 2022 Chev Silverado Pick up	-	-	-	-	-	-	-	-	-	-	\$50,200
922-15 - 2015 Ford F150 4x4	-	-	-	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$44,900
922-22 - 2022 Chev Silverado Pick up	-	-	-	-	-	-	-	-	-	-	\$50,200
925-11 - 2011 Chev Silverado Pick up	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	-	-	\$53,900
927-11 - 2011 Chev Silverado Pick up	0.80	0.80	0.80	0.80	0.80	0.80	-	-	-	-	\$44,900
927-17 - 2017 Chev Silverado Pick up	-	-	-	-	-	0.50	0.50	0.50	0.50	0.50	\$50,200
928-19 - 2019 Chev Silverado Pick up								0.70	0.70	0.70	\$50,200
941-13 - 2013 Roll Off Lug Trk	0.26	0.26	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$256,900
942-03 - 2003 Roll Off Lug Trk	0.26	-	-	-	-	-	-	-	-	-	\$256,900
942-14 - 2014 Freightliner 114sd	-	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$256,900
943-09 - 2009 Roll Off Lug Trk	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	-	-	\$256,900
943-20 - Roll Off Truck	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$294,200
944-10 - Roll Off Lug Truck	0.26	0.26	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$256,900
939-18 - Back hoe	-	-	-	-	-	-	0.20	0.20	0.20	0.20	\$211,600
ABER SCALE - Scale	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$125,500
ABER SCALE - Scale	0.26	0.26	-	-	-	-	-	-	-	-	\$51,400
BEL SCALE - Scale and catwalk	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$125,500
BEL SCALE - Scale and catwalk	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$51,400
HAR SCALE - Scale and catwalk	-	-	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$51,400
HAR SCALE - Scale and catwalk	0.35	0.35	-	-	-	-	-	-	-	-	\$51,400
Hillsburgh Scale	0.26	0.26	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$51,400
Riverstown Scale	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	-	-	\$51,400
Riverstown Scale	-	-	-	-	-	-	-	-	0.28	0.28	\$139,400
Service Contract Vehicles	5.27	5.27	5.27	5.27	5.27	5.27	5.27	5.27	5.27	5.27	\$322,200
14495 95 Landscape Trailer			0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$7,600
925-13 2013 Chev Pick Up		0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$43,700



**Wellington County
Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment Continued
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
921-13 2013 Chev 4x4 Ext Cab Pick Up		0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	\$43,700
929-19 2019 Chev Silverado WT 2500								0.60	0.60	0.60	\$43,700
923-19 2019 Chev Silverado LD1500								0.50	0.50	0.50	\$43,700
938-20 2019 Case Loader Backhoe								0.20	0.20	0.20	\$164,700
Total	34	36	36	37	37	38	37	39	35	35	

Note: The fraction of vehicles presented above note the eligible percentage related to waste diversion.

Population	87,418	88,299	88,893	89,750	90,955	92,478	93,988	94,878	96,020	97,286
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004

10 Year Average	2012-2021
Quantity Standard	0.0004
Quality Standard	\$73,850
Service Standard	\$30

D.C. Amount (before deductions)	10 Year
Forecast Population	20,751
\$ per Capita	\$30
Eligible Amount	\$612,985



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

County of Wellington Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended (D.C.A.), 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 County's approved 2020 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 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 County program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.



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

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Facilities	40	0.016555748
Services Related to a Highway	42	0.015417295
Vehicles	15	0.057825472
Small Equipment & Gear	10	0.091326528
Library Materials	10	0.091326528
Waste Diversion Equipment	20	0.041156718

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 County 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
County of Wellington
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Services Related to a Highway				
1.1 Roads	108,602,141	3,888,007	11,466,874	15,354,881
1.2 Public Works (Facilities & Vehicles)	10,906,800	1,421,839	1,151,606	2,573,445
2. Policing Services				
2.1 Facilities, vehicles and equipment, small equipment and gear	2,398,685	88,844	684,307	773,151
3. Library Services				
3.1 Library facilities, materials and vehicles	14,909,337	442,866	1,766,128	2,208,994
4. Growth Studies				
4.1 Services Related to a Highway	961,000	-	-	-
4.2 Waste Diversion Services	134,700	-	-	-
4.3 Policing Services	95,160	-	-	-
4.4 Ambulance Services	93,620	-	-	-
4.5 Library Services	153,820	-	-	-
4.6 Long-term Care Services	47,000	-	-	-
4.7 Public Health Services	49,460	-	-	-
4.8 Child Care and Early Years Services	46,260	-	-	-
4.9 Provincial Offences Act	48,780	-	-	-
5. Long-term Care Services				
5.1 Facilities	600,000	21,930	5,335,320	5,357,250
6. Ambulance Services				
6.1 Ambulance facilities, vehicles and equipment	13,198,166	516,427	1,172,587	1,689,014
7. Waste Diversion Services				
7.1 Waste diversion facilities, vehicles, equipment and other	5,635,055	296,272	1,602,928	1,899,200
8. Child Care and Early Years Services				
8.1 Facilities	46,926	-	1,954,218	1,954,218
9. Public Health Services				
9.1 Facilities	3,938,214	-	1,487,739	1,487,739
10. Provincial Offences Act				
10.1 Facilities, vehicles and equipment	2,545,457	-	-	-
Total	164,410,581	6,676,185	26,621,705	33,297,890



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; section 7, 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) 2-7).
- 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(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

Subsection 43 (2) and O. Reg. 82/98 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.

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

D.2 D.C. Reserve Fund Application

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 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 1
Wellington County
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates										Total
	Services Related to a Highway	Police Services	Library Services	Growth Studies	Long-term Care Services	Child Care and Early Years Programs	Public Health Services	Provincial Offences Act	Ambulance	Waste Diversion	
Opening Balance, January 1, _____											0
<u>Plus:</u>											
Development Charge Collections											0
Accrued Interest											0
Repayment of Monies Borrowed from Fund and Associated Interest ¹											0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0
<u>Less:</u>											
Amount Transferred to Capital (or Other) Funds ²											0
Amounts Refunded											0
Amounts Loaned to Other D.C. Service Category for Interim Financing											0
Credits ³											0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	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.



**Attachment 1
Wellington County**

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

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

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

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



Attachment 2
Wellington County
Statement of Credit Holder Transactions

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



Appendix E

Local Service Policy



Appendix E: Local Service Policy

General Policy Guidelines on Development Charge and Local Service Funding for County Road Related Works

- All works on or affecting a roadway under the jurisdiction of the County of Wellington (including but not limited to the following: road building, rebuilding or rehabilitation; traffic signalization; intersection improvements; noise abatement; land acquisition; establishment of easements; and quality and quantity storm water management) internal to, adjacent to, or within 500 metres of a development – Direct development responsibility under s. 59 of the D.C.A. (as a local service).
- All works on or affecting a roadway under the jurisdiction of the County of Wellington (including but not limited to the following: road building, rebuilding or rehabilitation; traffic signalization; intersection improvements; noise abatement; land acquisition; establishment of easements; and quality and quantity storm water management) NOT internal to, adjacent to, or within 500 metres of a development – Include in the D.C. calculations to the extent permitted under s. 5 (1) of the D.C.A. (dependent on local circumstances).



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. Subsection 10 (3) of the D.C.A. provides:

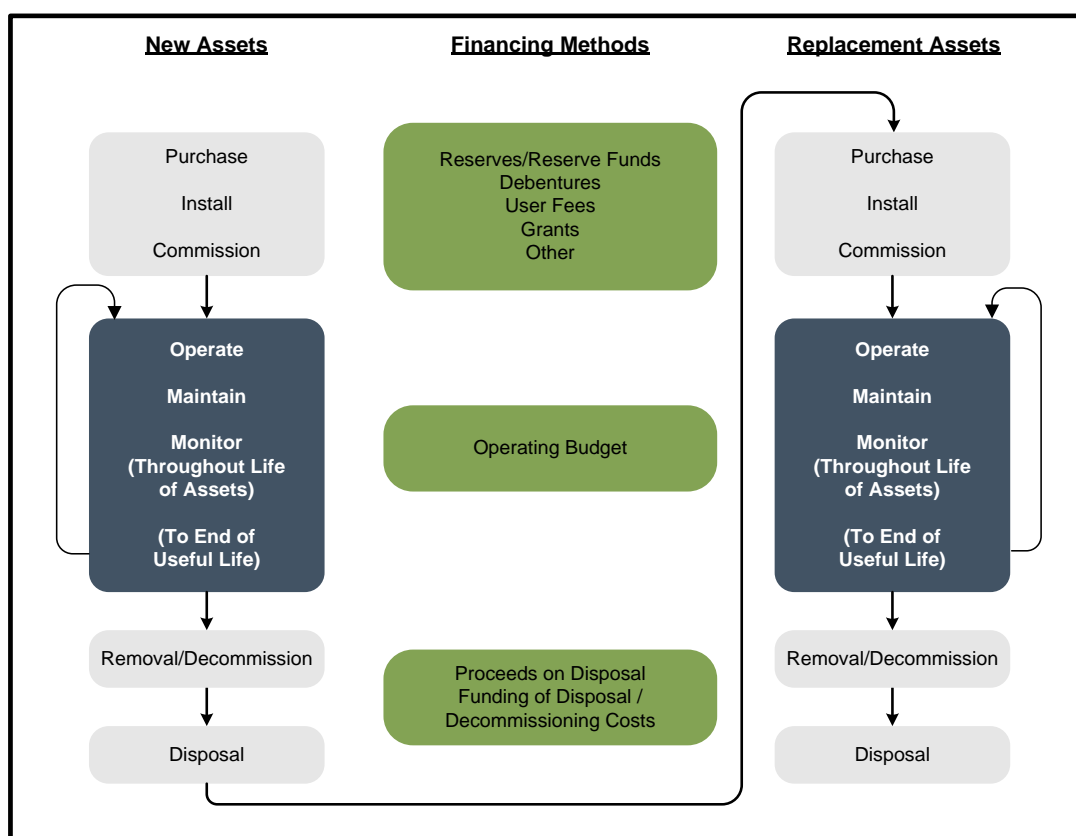
“The asset management plan shall,

- (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 through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the development charge (D.C.). Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program-related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 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.

In accordance with the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) the County completed an Asset Management Plan in 2021 for core assets. The plan, however, does not detail the impacts of growth-related capital requirements. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2022 \$) 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. 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 2022 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 \$41.75 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 \$43.37 million. This amount, totalled with the existing operating revenues of \$244.95 million, provide annual revenues of \$288.32 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



County of Wellington
Asset Management – Future Expenditures and Associated Revenues
2022 \$

	2041 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$ 5,489,346
Annual Debt Payment on Post Period Capital ²	\$ 1,618,534
Annual Lifecycle	\$ 8,017,587
Incremental Operating Costs (for D.C. Services)	\$ 26,621,705
Total Expenditures	\$ 41,747,172
Revenue (Annualized)	
Total Existing Revenue ³	\$244,953,708
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$43,370,914
Total Revenues	\$288,324,622

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law



The Corporation of the County of Wellington

By-law Number ____-22

A By-law to establish development charges for the Corporation of the County of Wellington

WHEREAS subsection 2 (1) of the *Development Charges Act, 1997* c. 27 (hereinafter called "the Act") provides that the council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the County of Wellington ("County of Wellington") has given Notice in accordance with section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under section 2 of the said Act;

AND WHEREAS the Council of the County of Wellington has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on May 17, 2022;

AND WHEREAS the Council of the County of Wellington had before it a report entitled Development Charges Background Study dated March 25, 2022 prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the County of Wellington will increase the need for services as defined herein;

AND WHEREAS the Council of the County of Wellington on May 26, 2022 approved the applicable Development Charges Background Study, dated March 25, 2022, in which certain recommendations were made relating to the establishment of a development charge policy for the County of Wellington pursuant to the *Development Charges Act, 1997*;

AND WHEREAS the Council of the County of Wellington on May 17, 2022 determined that no additional public meeting was required.

NOW THEREFORE, the Council of The Corporation of the County of Wellington hereby enacts as follows:



1.0 DEFINITIONS

1.1 In this By-law,

- (1) “Accessory use” means a use, including a building, which is commonly incidental, subordinate and exclusively devoted to the main use or main building situated on the same lot;
- (2) “Act” means the *Development Charges Act, 1997, S.O. 1997, c.27*, as amended, or any successor thereof;
- (3) “Agricultural use” means a bona fide farming operation;
- (4) “Ancillary use” will have the same definition as Accessory use;
- (5) “Apartment dwelling” means any dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance and the units are connected by an interior corridor, and includes stacked townhouse;
- (6) “Bedroom” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “Board of Education” means a board defined in subsection 1 (1) of the *Education Act*;
- (8) “Building Code Act” means the *Building Code Act*, R.S.O. 1990, c.B.-13, as amended;
- (9) “Bona fide farm use” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number Issued by the Agricorp and be assessed in the



Farmland Realty Tax Class by the Municipal Property Assessment Corporation, and excludes marijuana growing facilities;

- (10) “Capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board;
- (i) to acquire land or an interest in land, including a leasehold interest;
 - (ii) to improve land;
 - (iii) to acquire, lease, construct or improve buildings and structures;
 - (iv) to acquire, lease, construct or improve facilities including,
 - (a) rolling stock with an estimated useful life of seven years or more,
 - (b) furniture and equipment, other than computer equipment, and
 - (c) materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c.P.-44; and
 - (v) to undertake studies in connection with any of the matters referred to in clauses (i) to (iv);
 - (vi) to complete the development charge background study under section 10 of the Act;
 - (vii) interest on money borrowed to pay for costs in (i) to (iv);
 - (viii) required for provision of services designated in this by-law within or outside the municipality.



- (11) “class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the *Development Charges Act*;
- (12) “Council” means the Council of The Corporation of the County of Wellington;
- (13) “Development” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 7 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (14) “Development charge” means a charge imposed pursuant to this By-law;
- (15) “Dwelling unit” means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, including time share units;
- (16) “Existing Industrial Building” means a building or buildings existing on a site on the day this by-law is passed, or the first building or buildings constructed on a vacant site pursuant to site plan approval, under section 41 of the Planning Act, subsequent to the passage of this by-law for which full development charges were paid, that is used for or in conjunction with:
 - (i) the production, compounding, processing, packaging, crating, bottling, packing or assembly of raw or semi-processed goods or materials in not less than seventy five percent 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;

- (ii) research or development activities in connection with manufacturing in not less than seventy five percent of the total gross floor area of the building or building on the site;
 - (iii) retail sales by a manufacturer, if retail sales are at the site where 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 percent of the total gross floor area of the building or buildings on the site; or
 - (iv) office or administration purposes if they are:
 - (a) carried out as an accessory use to the manufacturing or warehousing, and
 - (b) in or attached to the building or structure used for such manufacturing or warehousing.
- (17) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (18) “Gross floor area” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (19) “Institutional” means development of a building or structure intended for use,
- (i) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;



- (ii) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (iii) by any of the following post-secondary institutions for the objects of the institution:
 - a) a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 - b) a college or university federated or affiliated with a university described in subclause (a), or
 - c) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
 - (iv) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (v) as a hospice to provide end of life care;
- (20) “Interest” means the annual rate of interest calculated in the County’s Development Charge Interest Policy (By-law 5690-20);
- (21) “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;
- (22) “Local board” means a public utility commission, public library board, local board of health, or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the municipality or any part or parts thereof;
- (23) “Local services” means those services or facilities which are under the jurisdiction of the municipality and are related to a plan of



subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;

- (24) “Marijuana facilities” means a building used, designed or intended for growth, producing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the Marijuana for Medical Purposes Regulations, SOR/2013-119, under the *Controlled Drugs and Substances Act*, S.C. 1996, c.19;
- (25) “Multiple dwelling” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings and includes but is not limited to back-to-back townhouses, and the residential portion of a live/work unit;
- (26) “Municipality” means The Corporation of the County of Wellington;
- (27) “Non-profit housing development” means development of a building or structure intended for use as residential premises by,
 - (i) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (ii) 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
 - (iii) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
- (28) “Non-residential use” means a building or structure used for other than a residential use;



- (29) “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;
- (30) “Planning Act” means the *Planning Act*, R.S.O. 1990, c.P.-13, as amended;
- (31) “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;
- (32) “Regulation” means any regulation made pursuant to the Act;
- (33) “Rental housing” means the construction, erection or placing of one or more buildings or structures for, or the making of an addition or alteration to a building or structure for residential purposes with four or more self-contained units that are intended for use as rented residential premises;
- (34) “Residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, and the residential portion of a mixed-use building or structure;
- (35) “Row Dwelling” means a building containing three or more attached dwelling units in a single row, each of which has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- (36) “Semi-detached dwelling” means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (37) “Services” means services designated in Schedule “A” to this By-law;



- (38) “Single detached dwelling” means completely detached building containing only one dwelling unit;
- (39) “Special care/special need dwelling” means:
- (i) a building containing two or more dwelling units, which units have a common entrance from street level:
 - (a) where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
 - (b) which may or may not have exclusive sanitary and/or culinary facilities;
 - (c) that is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
 - (d) where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels, and includes, but is not limited to, retirement homes or lodges nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices;
 - (ii) a building that is a student residence.

2.0 CALCULATION OF DEVELOPMENT CHARGES

- 2.1 Subject to the provisions of this by-law, development charges against land shall be imposed, calculated and collected in accordance with the base rates set out in Schedule "B", which relate to the services set out in Schedule "A".
- 2.2 The development charge with respect to the uses of any land, building or structure shall be calculated as follows:



- a) in the case of residential development or redevelopment or the residential portion of a mixed-use development or redevelopment, as the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule "B";
- b) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed-use development or redevelopment, as the sum of the product of the gross floor area multiplied by the corresponding total amount for such gross floor area as set out in Schedule "B".

2.3 Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule "A".

3.0 PHASE-IN OF DEVELOPMENT

3.1 The development charges imposed pursuant to this by-law are not being phased-in and are payable in full, subject to the exemptions herein, from the effective date of this by-law.

4.0 APPLICABLE LANDS

4.1 Subject to sections 5 and 6, this by-law applies to all lands in the municipality, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c.A.-31.

4.2 This by-law shall not apply to land that is owned by and used for the purposes of:

- (a) a board of education;
- (b) any municipality or local board thereof;
- (c) a hospital under the *Public Hospitals Act*;
- (d) a college or university;



- (e) a cemetery or place of worship;
- (f) non-residential farm building constructed for bona fide farm uses.

4.3 Further to subsection 4.2 (f), where the municipality is unable to determine whether the development is a bona fide farm use, the owner shall pay the full non-residential development charge, in accordance with section 4.1 herein. If, within 36 months of payment of the full non-residential development charge, the owner provides a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and evidence satisfactory to the municipality that the development has been identified in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation, the municipality shall refund to the owner the difference between the full non-residential development charge paid and the Farm Building development charge applicable as at the date a building permit was issued.

5.0 RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF RESIDENTIAL HOUSING

5.1 Notwithstanding section 4 above, no development charge shall be imposed with respect to residential developments or portions of residential developments as follows:

Name of Class of Residential Building	Description of Class of Residential Building	Maximum Number of Additional Dwelling Units	Restrictions
Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.



Name of Class of Residential Building	Description of Class of Residential Building	Maximum Number of Additional Dwelling Units	Restrictions
Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None.
Other existing residential buildings	An existing residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.
Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units.	The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.	The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.	The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

Source: O. Reg. 82/98, section 2.

6.0 RULES WITH RESPECT TO AN “INDUSTRIAL” EXPANSION EXEMPTION

6.1 Notwithstanding section 4, if a development includes the enlargement of the gross floor area of an existing industrial building:

- (a) 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 subsection. Development charges shall be imposed in accordance with Schedule "B" with respect to the amount of 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; or

- (b) if the gross floor area is enlarged by more than 50 percent, development charges are payable on the amount by which the enlargement exceeds 50 percent of the gross floor area before any enlargement.

7.0 DEVELOPMENT CHARGES IMPOSED

7.1 Except as provided for in this by-law, development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,

- (a) the passing of a zoning by-law or an amendment thereto 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 50 of the *Condominium Act*, R.S.O. 1990, c. C.26; or
- (g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

7.2 Subsection 7.1 shall not apply in respect to:

- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under section 51 of the *Planning Act*;



- (b) local services installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.

8.0 LOCAL SERVICE INSTALLATION

- 8.1 Nothing in this by-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

9.0 MULTIPLE CHARGE

- 9.1 Where two or more of the actions described in subsection 7.1 are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- 9.2 Notwithstanding subsection 9.1, if two or more of the actions described in subsection 7.1 occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule "A", an additional development charge on the additional residential units and additional gross floor area shall be calculated and collected in accordance with the provisions of this by-law.

10.0 SERVICES IN LIEU

- 10.1 Council may authorize an owner, through an agreement under section 38 of the Act, to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu, in accordance with the agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit that exceeds the total



development charge payable by an owner to the municipality in respect of the development to which the agreement relates.

- 10.2 In any agreement under subsection 10.1, Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- 10.3 The credit provided for in subsection 10.2 shall not be charged to any development charge reserve fund.

11.0 RULES WITH RESPECT TO REDEVELOPMENT

- 11.1 In the case of the demolition of all or part of a residential building or structure:
- (a) a credit shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued; and
 - (b) if a development or redevelopment involves the demolition of and replacement of a residential building or structure, a credit shall be allowed equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable.
 - (c) if a development or redevelopment involves the demolition of and replacement of a non-residential building or structure, a credit shall be allowed equivalent to the gross floor area demolished multiplied



by the applicable non-residential development charge in place at the time the development charge is payable.

- 11.2 A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this by-law.

12.0 TIMING OF CALCULATION AND PAYMENT

- 12.1 Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.
- 12.2 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 12.3 Notwithstanding subsection 12.1, 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 first occupancy certificate issued, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 12.4 Notwithstanding subsection 12.1 development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 12.5 Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the development charges under subsection 12.1 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply development charges under subsection 12.1 shall be calculated on the



rates, including interest, set out in Schedule “B” on the date of the later planning application.

13.0 RESERVE FUNDS

- 13.1 Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds based on the categories in schedule “A”.
- 13.2 Monies received for the payment of development charges shall be used only in accordance with the provisions of section 35 of the Act.
- 13.3 Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- 13.4 Where any unpaid development charges are collected as taxes under subsection 13.3, the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13.1.
- 13.5 The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

14.0 BY-LAW AMENDMENT OR APPEAL

- 14.1 Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- 14.2 Refunds that are required to be paid under subsection 14.1 shall be paid with interest to be calculated as follows:



- (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
- (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.

15.0 BY-LAW INDEXING

- 15.1 The development charges set out in Schedule "B" to this by-law shall be adjusted annually as of January 1st of each year commencing January 1, 2023, without amendment to the by-law, in accordance with the prescribed index in the Act.

16.0 SEVERABILITY

- 16.1 In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

17.0 HEADINGS FOR REFERENCE ONLY

- 17.1 The headings inserted in this by-law are for convenience of reference only and shall not affect the construction of interpretation of this by-law.

18.0 BY-LAW REGISTRATION

- 18.1 A certified copy of this by-law may be registered on title to any land to which this by-law applies.

19.0 BY-LAW ADMINISTRATION

- 19.1 this by-law shall be administered by the County Treasurer.

20.0 SCHEDULES TO THE BY-LAW

- 20.1 The following Schedules to this by-law form an integral part of this by-law:



Schedule "A" - Schedule of Designated Municipal Services/Classes of Services

Schedule "B" - Schedule of County-wide Development Charges

21.0 BY-LAW EFFECTIVE DATE

21.1 This By-law shall come into force and effect on the first day of June 2022.

22.0 BY-LAW EXPIRY DATE

22.1 This By-law will expire at 12:01 a.m. on June 1, 2027, unless it is repealed by Council at an earlier date

23.0 SHORT TITLE

23.1 This by-law may be cited as the "County of Wellington Development Charge By-law, 2022".

24.0 EXISTING BY-LAW REPEAL

24.1 By-laws No. 5523-17 and 5590-18 are hereby repealed.

Read a FIRST, SECOND, and THIRD time and PASSED this 26th day of May 2022.

KELLY LINTON – WARDEN

DONNA BRYCE – COUNTY CLERK



SCHEDULE A
to By-law Number XXXX-22
Designated County Services/Classes of Services under this By-law

Services

- 1) Services Related to a Highway
- 2) Police Services
- 3) Library Services
- 4) Ambulance Services
- 5) Child Care Services
- 6) Provincial Offences Act
- 7) Public Health Services
- 8) Long-Term Care Services
- 9) Waste Diversion Services

Classes of Services

- 10) Growth Studies



SCHEDULE B
to By-law Number XXXX-22
Schedule of County-wide Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
County-Wide Services/Class of Services:						
Services Related to a Highway	6,176	4,663	3,295	2,686	2,217	2.07
Policing Services	137	103	73	60	49	0.05
Library Services	1,569	1,185	837	682	563	0.12
Growth Studies	170	128	91	74	61	0.06
Long-term Care Services	70	53	37	30	25	0.01
Child Care and Early Years Services	6	5	3	3	2	0.00
Public Health Services	289	218	154	126	104	0.04
Provincial Offences Act	200	151	107	87	72	0.07
Ambulance Services	144	109	77	63	52	0.02
Waste Diversion Services	223	168	119	97	80	0.06
Total County-Wide Services/Class of Services	8,984	6,783	4,793	3,908	3,225	2.50