

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF SPECIAL COUNCIL MEETING – FEBRUARY 10, 2022 AT 2:00 P.M.
VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/87526589767>

Or join by phone:

CANADA: 855 703 8985 (Toll Free) or 1 647 374 4685 (long distance charges may apply)

Webinar ID: 875 2658 9767

**PAGE
NUMBER**

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the February 10, 2022 Special Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

PRESENTATIONS

John Murphy, Municipal Finance Specialist, DFA Infrastructure International Inc.

Derek Ali, President, DFA Infrastructure International Inc.

001

- 2021 Development Charges Background Study & By-law Review

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information the 2021 Development Charges Background Study & By-law Review presented by DFA Infrastructure International Inc.

AND FURTHER THAT staff be directed to bring the development charges by-law to a future meeting of Council.

CONFIRMING BY-LAW

047

Recommendation:

THAT By-law Number 024-22 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Special Meeting held on February 10, 2022 be read a First, Second and Third time and enacted.

ADJOURNMENT

Recommendation:

THAT the Special Council meeting of February 10, 2022 be adjourned at

____:____ p.m.

The following accessibility services can be made available to residents upon request with two weeks' notice:

Sign Language Services – Canadian Hearing Society – 1-877-347-3427
- Kitchener location – 1-855-656-3748

TTY: 1-877-843-0368 Documents in alternate forms CNIB – 1-800-563-2642

Township of Wellington-North

2021 Development Charges Background Study & By-Law Review

Public Meeting
February 10th 2022



Objective of Today's Public Meeting:

- Provide background on Development Charges
- Present Draft Study & By-Law
- Obtain Feedback from the Public

What are Development Charges?

- Development charges - levied against new development to recover the *net capital costs* required to service anticipated growth
- Principle behind DCs - *“growth pays for growth”* where growth does not place an undue burden on existing taxpayers
- Development charges *do not*:
 - Pay for operating costs
 - Recover costs for local services (works internal to a subdivision)
 - Pay for asset replacement

Authority for Imposing Development Charges

- Municipalities are given the authority under the *Development Charges Act, 1997 and O.Reg. 82/98*
- The Act requires that the following steps be taken to impose a development charge:
 - Prepare a Background Study
 - Hold at least one public meeting
 - Pass a DC by-law (DC by-laws are valid for 5 years with current DC by-law expiring on June 16, 2023)

Note: Amendments to DC Act state all existing DC By-laws expire September 18, 2022

Need to Pass New DC By-Law Before Expiry Date

New by-law to reflect recent amendments to the *Development Charges Act* that were made through the *More Homes, More Choice Act*, and *COVID-19 Economic Recovery Act*, including:

- Changes to the DC recoverable costs (i.e. removal of the 10% statutory deductions and updates to capital cost estimates);
- Changes to statutory exemptions; and
- Changes to the interest rate applied to installment payments and charges determined at the time application for Site Plan or Zoning By-law Amendment is made.

Installment Payments

Development Charges Act (as amended) allows for certain types of development to defer payment of charges.

- Rental Housing that is not non-profit and institutional development can pay development charges in 6 annual installments; and
- Non-Profit Housing can pay development charges in 21 annual installments.

Note: The Township currently has a policy on rules around deferred payments including interest to be charged on outstanding development charge amounts (current rate at 3.4% based on average annual historical five-year Statistics Canada Non-Residential Building Construction Price Index)

Draft DC Background Study

Main Components of a DC Background Study

- Development Forecast (What is the anticipated growth?)
- Historic Service Levels (What is the current level of service provided?)
- Capital Program (What services are required to support the anticipated growth?)
- DC related polices (How does Council want to see the by-law applied?)

Services Included

Services Included in DC Calculations

- Administrative Services
 - Studies
- Roads & Related Services
 - Roads
 - Sidewalks & Streetlights
 - Bridges & Culverts
 - Facilities
 - Vehicles & Equipment
 - Stormwater (Drainage)
- Park Services
 - Parkland Development
 - Parkland Amenities
 - Parkland Paths & Trails
 - Vehicles & Equipment
- By-Law Enforcement
 - Vehicles
- Recreation Services
 - Recreation Facilities
- Fire Protection Services
 - Facilities
 - Vehicles
 - Equipment
- Water Services
 - Treatment
 - Storage & Distribution
- Wastewater Services
 - Treatment
 - Collection

Growth – Residential

Geographical Area	10-Year Development Charges Study Period (2021-2030)	Beyond 10 Years (2031-2041)	Total to Build Out (2021-2041)	% of Total
Arthur - Urban Area ¹	622	878	1,500	34%
Mount Forest - Urban Area ¹	1,306	1,448	2,754	63%
Outside Urban Area ¹	196	(48)	149	3%
Total Population Increase	2,124	2,279	4,403	100%

1. Wellington North Community Growth Plan 2018 Table 3

Growth – New Units

Dwelling Type	Persons Per Unit (PPU) ¹	10-Year Development Charges Study Period (2021-2030)		Beyond 10 Years (2031-2041)		Total to Build Out (2021-2041)	
		No. of Units	Population Growth	No. of Units	Population Growth	No. of Units	Population Growth
Single Detached & Semis	3.19	540	1,724	592	1,887	1,132	3,611
Multiples	2.52	115	289	129	324	243	613
Apartments	1.79	138	247	138	247	276	494
<i>Population Increase in New Units (GROSS)</i>		793	2,261	858	2,458	1,651	4,718
<i>Decline In Population²</i>			(137)		(179)		(315)
<i>Total Population Increase (NET)</i>			2,124		2,279		4,403

Growth – New Units (Urban Area)

Growth Item	Persons Per Unit (PPU) ¹	Inside Urban Area - Arthur & Mount Forest	
		Units	Population
Single Detached & Semis	3.19	1,054	3,363
Multiples	2.52	219	552
Apartments	1.79	253	453
Population Growth (Gross)		1,526	4,367
Population Decline			(113)
Population Growth (Net)			4,254

Growth - Municipal Wide Employment

Employment Sector	10-Year Development Charges Study Period (2021-2030)	Beyond 10 Years (2031-2041)	Total to Build Out (2021-2041)
<u>Population</u>			
Industrial Employment	289	163	452
Commercial Employment	507	373	880
Institutional Employment	71	56	127
Total Employment Population Increase	867	591	1,459
<u>¹ Gross Floor Area (ft²)</u>			
Industrial Employment	404,880	227,920	632,800
Commercial Employment	253,700	186,300	440,000
Institutional Employment	49,560	39,200	88,760
Total GFA Increase (ft²)	708,140	453,420	1,161,560

1. Based on GFA Per Employee from 2016 Wellington County DC Study, Table 9-b. (1400 ft² industrial; 700 ft² institutional; 500 ft² commercial)

Growth – Urban Area Employment

Employment Sector	Total to Build Out Urban Areas (2021-2041)
<u>Population</u>	
Industrial Employment	434
Commercial Employment	845
Institutional Employment	122
<i>Total Employment Population Increase</i>	1,400
<u>Gross Floor Area (ft²)</u>	
Industrial Employment	607,488
Commercial Employment	422,400
Institutional Employment	85,210
<i>Total GFA Increase (ft²)</i>	1,115,098

Historical Service Levels

Service	10 Year Historical Average Service Level Per Capita	Population Used
Administration - Studies	N/A	N/A
Parks Services	\$ 781.07	Residential
Recreation Services	\$ 2,934.66	Residential
By-Law Enforcement	\$ 0.51	Residential and Employment
Fire Protection Services	\$ 693.26	Residential and Employment
Roads and Related	\$ 20,389.10	Residential and Employment
Water Services	N/A	N/A
Wastewater Services	N/A	N/A

Capital Costs (Gross)

Service	Gross Cost	Period
Municipal Wide Services		
Administration - Studies	\$ 175,000	2021 - 2030
Parks Services	\$ 2,155,000	2021 - 2030
Recreation Services	\$ 4,035,441	2021 - 2030
By-Law Enforcement	\$ 10,000	2021 - 2030
Fire Protection Services	\$ 2,100,000	2021 - 2030
Roads and Related	\$ 16,580,860	2021 - 2041
Total Municipal Wide Services	\$ 25,056,301	
Urban Services		
Water Services	\$ 18,010,836	2021 - 2041
Wastewater Services	\$ 25,554,557	2021 - 2041
Total Urban Services	\$ 43,565,393	
Total	\$ 68,621,693	

Capital Costs (Net)

Service	Gross Cost	Grants/ Subsidies	Benefit To Existing Development	Adjustments	Total DC Eligible Costs for Recovery
Municipal Wide Services					
Administration - Studies	\$ 175,000	\$ -	\$ 65,250	\$ 23,192	\$ 86,558
Parks Services	\$ 2,155,000	\$ -	\$ 1,661,700	\$ 20,757	\$ 472,543
Recreation Services	\$ 4,035,441	\$ -	\$ 2,784,000	\$ 97,055	\$ 1,154,387
By-Law Enforcement	\$ 10,000	\$ -	\$ 8,700		
Fire Protection Services	\$ 2,100,000	\$ -	\$ 1,827,000	\$ 184,206	\$ 88,794
Roads and Related	\$ 16,580,860	\$ 1,420,000	\$ 10,056,039	\$ 493,936	\$ 4,610,885
Total Municipal Wide Services	\$ 25,056,301	\$ 1,420,000	\$ 16,402,689	\$ 819,145	\$ 6,414,467
Urban Services					
Water Services	\$ 18,010,836	\$ -	\$ 11,277,724	\$ 255,042	\$ 6,478,070
Wastewater Services	\$ 25,554,557	\$ -	\$ 5,368,242	\$ 264,761	\$ 19,921,553
Total Urban Services	\$ 43,565,393	\$ -	\$ 16,645,966	\$ 519,803	\$ 26,399,624
Total	\$ 68,621,693	\$ 1,420,000	\$ 33,048,655	\$ 1,338,948	\$ 32,814,090

Allocation of Net Capital Costs

Service	Net Capital Needs to be Recovered	Residential Share	Non-Residential Share	Basis for Allocation
Municipal Wide Services				
Administration - Studies	\$ 86,558	\$ 62,555	\$ 24,003	% of Population and Employment Growth
Parks Services	\$ 472,543	\$ 448,916	\$ 23,627	95% residential - 5% non residential
Recreation Services	\$ 1,154,387	\$ 1,096,667	\$ 57,719	95% residential - 5% non residential
By-Law Enforcement	\$ 1,300	\$ 940	\$ 360	% of Population and Employment Growth
Fire Protection Services	\$ 88,794	\$ 64,171	\$ 24,623	% of Population and Employment Growth
Roads and Related	\$ 4,610,885	\$ 3,332,258	\$ 1,278,627	% of Population and Employment Growth
Total Municipal Wide Services	\$ 6,414,467	\$ 5,005,506	\$ 1,408,960	
Urban Services				
Water Services	\$ 6,478,070	\$ 4,905,127	\$ 1,572,943	% of Population and Employment Growth
Wastewater Services	\$ 19,921,553	\$ 15,084,391	\$ 4,837,162	% of Population and Employment Growth
Total Urban Services	\$ 26,399,624	\$ 19,989,518	\$ 6,410,106	
Total Adjustments	\$ 32,814,090	\$ 24,995,024	\$ 7,819,066	

**Appendix D-1
Table 1
Township of Wellington North
Administrative Services - Studies**

Capital Costs Included in Development Charges Calculation

Increased Service Needs due to Anticipated Development 2021-2030	Year Required	Gross Project Cost	Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Total Development Recoverable Costs Net of Stat. Deduction	Less: Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity	Total Development Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing Development								72%	Non-Res. Share 28%
					\$	%								
Development Charges Study	2021	\$ 30,000	\$ -	\$ 30,000	\$ -	0%	\$ 30,000	\$ 30,000		\$ 30,000		\$ 30,000	\$ 21,681	\$ 8,319
Development Charges Study	2026	\$ 35,000	\$ -	\$ 35,000	\$ -	0%	\$ 35,000	\$ 35,000		\$ 35,000		\$ 35,000	\$ 25,294	\$ 9,706
Community Growth Plan / Housing Strategy	2027	\$ 35,000	\$ -	\$ 35,000	\$ -	0%	\$ 35,000	\$ 35,000		\$ 35,000		\$ 35,000	\$ 25,294	\$ 9,706
Zoning By-Law Update	2023	\$ 25,000	\$ -	\$ 25,000	\$ 21,750	87%	\$ 3,250	\$ 3,250		\$ 3,250		\$ 3,250	\$ 2,349	\$ 901
Strategic Plan Update	2023	\$ 25,000	\$ -	\$ 25,000	\$ 21,750	87%	\$ 3,250	\$ 3,250		\$ 3,250		\$ 3,250	\$ 2,349	\$ 901
Strategic Plan Update	2027	\$ 25,000	\$ -	\$ 25,000	\$ 21,750	87%	\$ 3,250	\$ 3,250		\$ 3,250		\$ 3,250	\$ 2,349	\$ 901
			\$ -	\$ -	\$ -		\$ -	\$ -		\$ -		\$ -	\$ -	\$ -
Post Period Capacity Carry Forward										\$ -		\$ -	\$ -	\$ -
Reserve Balance									\$ 23,192	\$ (23,192)		\$ (23,192)	\$ (16,761)	\$ (6,431)
Debt										\$ -		\$ -	\$ -	\$ -
Reserve Deficit										\$ -		\$ -	\$ -	\$ -
Credits										\$ -		\$ -	\$ -	\$ -
Total Estimated Capital Costs		\$ 175,000	\$ -	\$ 175,000	\$ 65,250		\$ 109,750	\$ 109,750	\$ 23,192	\$ 86,558		\$ 86,558	\$ 62,555	\$ 24,003

**Appendix D-2
Table 1
Township of Wellington North
Parks Services
Capital Costs Included in Development Charges Calculations**

Increased Service Needs due to Anticipated Development 2021-2030	Year Required	Less:		Total Development Recoverable Costs	Less					DC Eligible Costs	
		Benefit to Existing Development			Total Development Recoverable Costs Net of Stat Deductions	Adjustments	Total Development Cost Recoverable Net of Adjustments	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	Residential Share	Non-Res. Share
		\$	%							95%	5%
		\$ -		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Dog Park in MF	2025	\$ 43,500	87%	\$ 6,500	\$ 6,500		\$ 6,500	\$ -	\$ 6,500	\$ 6,175	\$ 325
Arthur Soccer Pitch w/lights	2027	\$ 217,500	87%	\$ 32,500	\$ 32,500		\$ 32,500	\$ -	\$ 32,500	\$ 30,875	\$ 1,625
Dog Park in Arthur	2026	\$ 43,500	87%	\$ 6,500	\$ 6,500		\$ 6,500	\$ -	\$ 6,500	\$ 6,175	\$ 325
New Playground in Arthur	2028	\$ -	0%	\$ 125,000	\$ 125,000		\$ 125,000	\$ -	\$ 125,000	\$ 118,750	\$ 6,250
Rehabilitate Playground in Arthur (Expand)	2026	\$ 108,750	87%	\$ 16,250	\$ 16,250		\$ 16,250	\$ -	\$ 16,250	\$ 15,438	\$ 813
Ball Diamond in MF	2028	\$ 261,000	87%	\$ 39,000	\$ 39,000		\$ 39,000	\$ -	\$ 39,000	\$ 37,050	\$ 1,950
Trail Development/Expansion	2021-2027	\$ 213,150	87%	\$ 31,850	\$ 31,850		\$ 31,850	\$ -	\$ 31,850	\$ 30,258	\$ 1,593
Parks Vehicle / Trail Vehicle (Gator)	2023	\$ 34,800	87%	\$ 5,200	\$ 5,200		\$ 5,200	\$ -	\$ 5,200	\$ 4,940	\$ 260
Cork St. park replacement/expansion	2022	\$ 174,000	87%	\$ 26,000	\$ 26,000		\$ 26,000	\$ -	\$ 26,000	\$ 24,700	\$ 1,300
Multi purpose court in MF	2026	\$ 191,400	87%	\$ 28,600	\$ 28,600		\$ 28,600	\$ -	\$ 28,600	\$ 27,170	\$ 1,430
Multi purpose court in Arthur	2024	\$ 191,400	87%	\$ 28,600	\$ 28,600		\$ 28,600	\$ -	\$ 28,600	\$ 27,170	\$ 1,430
New stroage building in MF	2026	\$ 78,300	87%	\$ 11,700	\$ 11,700		\$ 11,700	\$ -	\$ 11,700	\$ 11,115	\$ 585
Pavillion - Merv Weber Park	2025	\$ 52,200	87%	\$ 7,800	\$ 7,800		\$ 7,800	\$ -	\$ 7,800	\$ 7,410	\$ 390
Pavillion - Lion's Park Arthur	2027	\$ 52,200	87%	\$ 7,800	\$ 7,800		\$ 7,800	\$ -	\$ 7,800	\$ 7,410	\$ 390
new playground in MF (Bentley St.)	2027	\$ -	0%	\$ 120,000	\$ 120,000		\$ 120,000	\$ -	\$ 120,000	\$ 114,000	\$ 6,000
		\$ -		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Post Period Capacity Carry Forward				\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Balance						\$ 20,757	\$ (20,757)	\$ -	\$ (20,757)	\$ (19,719)	\$ (1,038)
Debt							\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Deficit							\$ -	\$ -	\$ -	\$ -	\$ -
Credits							\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Capital Costs		\$ 1,661,700		\$ 493,300	\$ 493,300	\$ 20,757	\$ 472,543	\$ -	\$ 472,543	\$ 448,916	\$ 23,627

Appendix D-3

Table 1

Township of Wellington North
Recreation Services

Capital Costs Included in the Development Charge Calculation

Increased Service Needs due to Anticipated Development 2021-2030	Year Required	Less:		Total Development Recoverable Costs	Potential DC				DC Eligible Costs		
		Benefit to Existing Development			Total Development Recoverable Costs Net of Stat. Deduction	Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity	Total Development Adjustment Due to Service Level Cap	Residential Share	Non-Res. Share
		\$	%							95%	5%
		\$ -	0%	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Mount Forest Pool Replacement	2023	\$ 2,697,000	87%	\$ 403,000	\$ 403,000		\$ 403,000	\$ -	\$ 403,000	\$ 382,850	\$ 20,150
Arthur Community Centre Dressing Room Additions	2024	\$ -	0%	\$ 835,441	\$ 835,441		\$ 835,441	\$ -	\$ 835,441	\$ 793,669	\$ 41,772
Recreation Master Plan update	2027	\$ 87,000	87%	\$ 13,000	\$ 13,000		\$ 13,000	\$ -	\$ 13,000	\$ 12,350	\$ 650
		\$ -	0%	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	0%	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Post Period Capacity Carry Forward							\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Balance						\$ 97,055	\$ (97,055)	\$ -	\$ (97,055)	\$ (92,202)	\$ (4,853)
Debt							\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Deficit							\$ -	\$ -	\$ -	\$ -	\$ -
Credits							\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Capital Costs		\$ 2,784,000		\$ 1,251,441	\$ 1,251,441	\$ 97,055	\$ 1,154,387	\$ -	\$ 1,154,387	\$ 1,096,667	\$ 57,719

Appendix D-4
Table 1
Township of Wellington North
Fire Protection Services

Capital Costs Included in the Development Charge Calculation

Increased Service Needs due to Anticipated Development 2021-2030	Year Required	Gross Project Cost	Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Benefit to Existing Development		Total Development Recoverable Costs	Total Development Recoverable Net of Stat. Deductions	Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity	Total Development Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
					\$	%							Residential Share	Non-Res. Share
				\$0	\$0	0%	\$0	\$0		\$0	\$0	\$ -	\$ -	\$ -
New Build of Mount Forest Fire Hall	2023	\$2,000,000		\$2,000,000	\$1,740,000	87%	\$260,000	\$260,000		\$260,000	\$0	\$ 260,000	\$ 187,900	\$ 72,100
SCBA Filling Station	2025	\$100,000		\$100,000	\$87,000	87%	\$13,000	\$13,000		\$13,000	\$0	\$ 13,000	\$ 9,395	\$ 3,605
				\$0	\$0	0%	\$0	\$0		\$0	\$0	\$ -	\$ -	\$ -
Post Period Capacity Carry Forward										\$0	\$0	\$ -	\$ -	\$ -
Reserve Balance									\$ 184,206	\$ (184,206)	\$0	\$ (184,206)	\$ (133,125)	\$ (51,081)
Debt										\$0	\$0	\$ -	\$ -	\$ -
Reserve Deficit										\$0	\$0	\$ -	\$ -	\$ -
Credits										\$0	\$0	\$ -	\$ -	\$ -
Total Estimated Capital Costs		\$ 2,100,000		\$ 2,100,000	\$ 1,827,000		\$273,000	\$273,000	\$184,206	\$88,794	\$0	\$88,794	\$64,171	\$24,623

Appendix D-5
Table 1
Township of Wellington North
By-Law Enforcement
Capital Costs Included in the Development Charge Calculation

Increased Service Needs due to Anticipated Development 2021-2030	Year Required	Gross Project Cost	Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Benefit to Existing Development		Total Development Recoverable Costs	Total Development Recoverable Net of Stat. Deductions	Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity	Total Development Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
					\$	%							Residential Share	Non-Res. Share
				\$0	\$0		\$0	\$0		\$0	\$0	\$0	\$0	\$0
vehicle (2/3 Building Dept and 1/3 By-law Enforcement)	2021-2022	\$10,000		\$10,000	\$8,700	87%	\$1,300	\$1,300		\$1,300	\$0	\$1,300	\$940	\$360
				\$0	\$0		\$0	\$0		\$0	\$0	\$0	\$0	\$0
Post Period Capacity Carry Forward										\$0	\$0	\$0	\$0	\$0
Reserve Balance										\$0	\$0	\$0	\$0	\$0
Debt										\$0	\$0	\$0	\$0	\$0
Reserve Deficit										\$0	\$0	\$0	\$0	\$0
Credits										\$0	\$0	\$0	\$0	\$0
Total Estimated Capital Costs		\$10,000	\$0	\$10,000	\$8,700		\$1,300	\$1,300	\$0	\$1,300	\$0	\$1,300	\$940	\$360

Township of Wellington North
Roads and Related Services

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2021-2030	Year Required	Less:		Total Development Recoverable Costs	Total Development Recoverable Costs Net of Stat Deductions	Less:		Post Period Capacity	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
		Benefit to Existing Development				Adjustments	Total Development Recoverable Costs Net of Adjustments			Residential Share	Non-Res. Share
		\$	%								
Arthur		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
Wells St Reconstruction (Domville St to Macauley St)	2023	\$ 844,241	78%	\$ 238,119	\$ 238,119		\$ 238,119	\$0	\$ 238,119	\$ 172,087	\$ 66,032
Macauley St. Construction (Wells St. To Eliza St)	2029	\$ 324,480	78%	\$ 91,520	\$ 91,520		\$ 91,520	\$0	\$ 91,520	\$ 66,141	\$ 25,379
Preston / Domville Storm Sewer upgrades	2022	\$ 1,347,840	78%	\$ 380,160	\$ 380,160		\$ 380,160	\$0	\$ 380,160	\$ 274,739	\$ 105,421
Gordon St. (Eliza to unopened Anderson)	2023	\$ 336,960	78%	\$ 95,040	\$ 95,040		\$ 95,040	\$0	\$ 95,040	\$ 68,685	\$ 26,355
Conestoga St. N (Walton to Domville) - Urbanization	2023	\$ 421,200	78%	\$ 118,800	\$ 118,800		\$ 118,800	\$0	\$ 118,800	\$ 85,856	\$ 32,944
Roads Operational Office Space	2023	\$ 245,700	78%	\$ 69,300	\$ 69,300		\$ 69,300	\$0	\$ 69,300	\$ 50,083	\$ 19,217
Roads Fleet Space	2023	\$ 2,484,300	78%	\$ 700,700	\$ 700,700		\$ 700,700	\$0	\$ 700,700	\$ 506,392	\$ 194,308
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
Mount Forest		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
Queen St - Hwy. 89 Connecting Link (Main St - White's Bridge)	2022	\$ 1,210,560	78%	\$ 341,440	\$ 341,440		\$ 341,440	\$0	\$ 341,440	\$ 246,757	\$ 94,683
Cork Street Reconstruction (Waterloo St. to Princess st.)	2024	\$ 126,194	50%	\$ 126,194	\$ 126,194		\$ 126,194	\$0	\$ 126,194	\$ 91,199	\$ 34,994
Reconstruction of Bentley Street at Hwy # 6	2023	\$ 425,372	50%	\$ 425,372	\$ 425,372		\$ 425,372	\$0	\$ 425,372	\$ 307,414	\$ 117,958
London Road Reconstruction (Broomer to Durham)	2024	\$ 13,265	50%	\$ 13,265	\$ 13,265		\$ 13,265	\$0	\$ 13,265	\$ 9,587	\$ 3,678
Coral Lea Drive Construction	2027	\$ 113,389	39%	\$ 177,352	\$ 177,352		\$ 177,352	\$0	\$ 177,352	\$ 128,171	\$ 49,181
Internal Road – Industrial Park – (Coral Lea Dr. to	2027	\$ 42,938	39%	\$ 67,159	\$ 67,159		\$ 67,159	\$0	\$ 67,159	\$ 48,535	\$ 18,624
Sidewalk - Princess Street	2022	\$ 70,200	78%	\$ 19,800	\$ 19,800		\$ 19,800	\$0	\$ 19,800	\$ 14,309	\$ 5,491
Industrial Drive - Finish Road to West Grey Boundary	2023	\$ 78,000	78%	\$ 22,000	\$ 22,000		\$ 22,000	\$0	\$ 22,000	\$ 15,899	\$ 6,101
Roads Operational and Fleet Space	2027	\$ 1,560,000	78%	\$ 440,000	\$ 440,000		\$ 440,000	\$0	\$ 440,000	\$ 317,985	\$ 122,015
Roads Need Study (Update)	2023	\$ -	0%	\$ 40,000	\$ 40,000		\$ 40,000	\$0	\$ 40,000	\$ 28,908	\$ 11,092
Roads Need Study (Update)	2028	\$ -	0%	\$ 40,000	\$ 40,000		\$ 40,000	\$0	\$ 40,000	\$ 28,908	\$ 11,092
Roads Need Study (Update)	2033	\$ -	0%	\$ 40,000	\$ 40,000		\$ 40,000	\$0	\$ 40,000	\$ 28,908	\$ 11,092
Roads Need Study (Update)	2038	\$ -	0%	\$ 40,000	\$ 40,000		\$ 40,000	\$0	\$ 40,000	\$ 28,908	\$ 11,092
Sidewalk Master Plan	2025	\$ -	0%	\$ 50,000	\$ 50,000		\$ 50,000	\$0	\$ 50,000	\$ 36,135	\$ 13,865
Sidewalk Master Plan	2035	\$ -	0%	\$ 50,000	\$ 50,000		\$ 50,000	\$0	\$ 50,000	\$ 36,135	\$ 13,865
Urban Traffic Impact Study	2023	\$ -	0%	\$ 30,000	\$ 30,000		\$ 30,000	\$0	\$ 30,000	\$ 21,681	\$ 8,319
Urban Traffic Impact Study	2033	\$ -	0%	\$ 30,000	\$ 30,000		\$ 30,000	\$0	\$ 30,000	\$ 21,681	\$ 8,319
Stormsewer Expansion initiatives	2031-2041	\$ 136,400	22%	\$ 483,600	\$ 483,600		\$ 483,600	\$0	\$ 483,600	\$ 349,495	\$ 134,105
Road urbanization initiatives	2031-2041	\$ 220,000	22%	\$ 780,000	\$ 780,000		\$ 780,000	\$0	\$ 780,000	\$ 563,701	\$ 216,299
Pedestrian Safety Measures	2031-2041	\$ 55,000	22%	\$ 195,000	\$ 195,000		\$ 195,000	\$0	\$ 195,000	\$ 140,925	\$ 54,075
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
Post Period Capacity Carry Forward										\$ -	\$ -
Reserve Balance						\$ 493,936	\$ (493,936)	\$0	\$ (493,936)	\$ (356,964)	\$ (136,971)
Debt							\$ -	\$0	\$ -	\$ -	\$ -
Reserve Deficit							\$ -	\$0	\$ -	\$ -	\$ -
Credits							\$ -	\$0	\$ -	\$ -	\$ -
Total Estimated Capital Costs		\$ 10,056,039		\$ 5,104,821	\$ 5,104,821	\$ 493,936	\$ 4,610,885	\$ -	\$ 4,610,885	\$ 3,332,258	\$ 1,278,627

Appendix D-7

Table 1

Township of Wellington North
Water Services

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2021-2041	Year Required	Less:		Total Development Recoverable Costs	Net Costs Benefiting New Development	Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
		Benefit to Existing Development								Residential Share	Non-Res. Share
		\$	%								
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
Arthur		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
System Upgrades (Arthur)		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
System Extensions (Arthur)		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
Wells St (Domville St to Macauley St.)	2023	\$ 33,109	10%	\$ 297,981	\$ 297,981		\$ 297,981	\$0	\$ 297,981	\$ 225,628	\$ 72,353
Eliza St (Macauley St to Tucker St)	2029	\$ -	0%	\$ 201,638	\$ 201,638		\$ 201,638	\$0	\$ 201,638	\$ 152,678	\$ 48,960
Water Tower - Arthur	2030	\$ 3,108,000	74%	\$ 1,092,000	\$ 1,092,000		\$ 1,092,000	\$0	\$ 1,092,000	\$ 826,851	\$ 265,149
Macauley St (Wells St. To Eliza St)	2029	\$ 403,403	74%	\$ 141,736	\$ 141,736		\$ 141,736	\$0	\$ 141,736	\$ 107,321	\$ 34,415
New Well Supply	2030	\$ 2,590,000	74%	\$ 910,000	\$ 910,000		\$ 910,000	\$0	\$ 910,000	\$ 689,042	\$ 220,958
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
Mount Forest		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
System Upgrades (Mount Forest)		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
Cork St. Reconstruction (Waterloo St. to Princess St.)	2024	\$ 26,884	20%	\$ 107,534	\$ 107,534		\$ 107,534	\$0	\$ 107,534	\$ 81,424	\$ 26,110
South Water Street - Proposed SPS East to Hwy. 6	2023	\$ 57,600	16%	\$ 302,400	\$ 302,400		\$ 302,400	\$0	\$ 302,400	\$ 228,974	\$ 73,426
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
System Extension (Mount Forest)		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
Murphy Lands (South Water St. - Previously Bristol St/Bently St.)	2023	\$ 30,060	10%	\$ 270,537	\$ 270,537		\$ 270,537	\$0	\$ 270,537	\$ 204,848	\$ 65,689
Birmingham St. Reconstruction (London Rd. to Westerly)	2023	\$ 131,059	50%	\$ 131,059	\$ 131,059		\$ 131,059	\$0	\$ 131,059	\$ 99,237	\$ 31,823
Trunk Watermain, Existing System to new Elevated Tank	2030	\$ -	0%	\$ 599,120	\$ 599,120		\$ 599,120	\$0	\$ 599,120	\$ 453,647	\$ 145,473
Mount Forest Water Tower	2030	\$ 4,144,000	74%	\$ 1,456,000	\$ 1,456,000		\$ 1,456,000	\$0	\$ 1,456,000	\$ 1,102,468	\$ 353,532
Sligo Road Reconstruction (Church St to London Rd)	2030	\$ 150,298	50%	\$ 150,298	\$ 150,298		\$ 150,298	\$0	\$ 150,298	\$ 113,804	\$ 36,494
Coral Lea Drive (Main St. Westerly)	2027	\$ 204,267	39%	\$ 319,494	\$ 319,494		\$ 319,494	\$0	\$ 319,494	\$ 241,918	\$ 77,577
Internal Road – Industrial Park – (Coral Lea Dr. to Industrial Dr.)	2027	\$ 23,345	39%	\$ 36,514	\$ 36,514		\$ 36,514	\$0	\$ 36,514	\$ 27,648	\$ 8,866
		\$ -		\$ -	\$ -		\$ -	\$0	\$ -	\$ -	\$ -
Update Master Servicing Plan Arthur and Mount Forest W-WW	2025	\$ -	0%	\$ 32,500	\$ 32,500		\$ 32,500	\$0	\$ 32,500	\$ 24,609	\$ 7,891
Update Master Servicing Plan Arthur and Mount Forest W-WW	2030	\$ -	0%	\$ 40,000	\$ 40,000		\$ 40,000	\$0	\$ 40,000	\$ 30,288	\$ 9,712
Update Master Servicing Plan Arthur and Mount Forest W-WW	2035	\$ -	0%	\$ 45,000	\$ 45,000		\$ 45,000	\$0	\$ 45,000	\$ 34,074	\$ 10,926
Update Master Servicing Plan Arthur and Mount Forest W-WW	2040	\$ -	0%	\$ 50,000	\$ 50,000		\$ 50,000	\$0	\$ 50,000	\$ 37,859	\$ 12,141
Water Vehicle (Split)	2022	\$ 12,600	63%	\$ 7,400	\$ 7,400		\$ 7,400	\$0	\$ 7,400	\$ 5,603	\$ 1,797
Environmental Services Operational Office Space	2023	\$ 233,100	74%	\$ 81,900	\$ 81,900		\$ 81,900	\$0	\$ 81,900	\$ 62,014	\$ 19,886
50% Master Plan (Full Update)	2026	\$ -	0%	\$ 90,000	\$ 90,000		\$ 90,000	\$0	\$ 90,000	\$ 68,147	\$ 21,853
System Capacity Improvements	2031-2041	\$ 130,000	26%	\$ 370,000	\$ 370,000		\$ 370,000	\$0	\$ 370,000	\$ 280,160	\$ 89,840
Reserve Balance						\$ 255,042	\$ (255,042)	\$0	\$ (255,042)	\$ (193,115)	\$ (61,927)
Debt							\$ -	\$0	\$ -	\$ -	\$ -
Reserve Deficit							\$ -	\$0	\$ -	\$ -	\$ -
Credits							\$ -	\$0	\$ -	\$ -	\$ -
Total Estimated Capital Costs		\$ 11,277,724		\$ 6,733,112	\$ 6,733,112	\$ 255,042	\$ 6,478,070	\$ -	\$ 6,478,070	\$ 4,905,127	\$ 1,572,943

Capital Costs Included in the Development Charges Calculation

Increased Service Needs Attributable to Anticipated Development 2021-2041	Year Required	Less:		Total Development Recoverable Costs	Less:		Net Costs Benefiting New Development	Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity	Total Development Recoverable Costs Adjustment Due to Service Level	DC Eligible Costs	
		Benefit to Existing Development			Other (e.g. 10% Statutory Deduction)							Residential Share	Non-Res. Share
		\$	%		\$	%						76%	24%
		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -
System Expansion (Arthur)		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -
Wells St. (CPR to Macauley St.)	2023	\$ 18,482	10%	\$ 166,340	\$ -	\$ 166,340	\$ 166,340	\$ 166,340	\$ 0	\$ 166,340	\$ 125,951	\$ 40,389	\$ 40,389
Macauley St. (Wells St. to Tucker St.)	2029	\$ 32,406	10%	\$ 291,655	\$ -	\$ 291,655	\$ 291,655	\$ 291,655	\$ 0	\$ 291,655	\$ 220,838	\$ 70,817	\$ 70,817
Arthur Wastewater Treatment Plant Upgrades Phase 2	2031	\$ 1,394,268	15%	\$ 7,900,853	\$ -	\$ 7,900,853	\$ 7,900,853	\$ 7,900,853	\$ 0	\$ 7,900,853	\$ 5,982,443	\$ 1,918,410	\$ 1,918,410
Francis Street West - Upgrade to Sanitary Sewer and/or Leonard Street -Upgrade to Sanitary Sewer	2027	\$ 236,800	64%	\$ 133,200	\$ -	\$ 133,200	\$ 133,200	\$ 133,200	\$ 0	\$ 133,200	\$ 100,858	\$ 32,342	\$ 32,342
Mount Forest		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -
Mount Forest New WPCP, Forcemain and Conversion of Old Plant	2021-2024	\$ 180,473	20%	\$ 721,891	\$ -	\$ 721,891	\$ 721,891	\$ 721,891	\$ 0	\$ 721,891	\$ 546,608	\$ 175,283	\$ 175,283
Mount Forest New WPCP, Forcemain and Conversion of Old Plant - (Debenture Interest)	2021-2024	\$ 24,510	20%	\$ 98,039	\$ -	\$ 98,039	\$ 98,039	\$ 98,039	\$ 0	\$ 98,039	\$ 74,234	\$ 23,805	\$ 23,805
Arthur WWTP Phase I Upgrades - (Debenture Principal)	2021-2031	\$ 750,000	15%	\$ 4,250,000	\$ -	\$ 4,250,000	\$ 4,250,000	\$ 4,250,000	\$ 0	\$ 4,250,000	\$ 3,218,055	\$ 1,031,945	\$ 1,031,945
Arthur WWTP Phase I Upgrades - (Debenture Interest)	2021-2031	\$ 143,719	15%	\$ 814,406	\$ -	\$ 814,406	\$ 814,406	\$ 814,406	\$ 0	\$ 814,406	\$ 616,660	\$ 197,746	\$ 197,746
System Upgrades (Mount Forest)		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -
Cork St. Reconstruction (Waterloo St. to Princess St.)	2024	\$ 28,540	74%	\$ 10,028	\$ -	\$ 10,028	\$ 10,028	\$ 10,028	\$ 0	\$ 10,028	\$ 7,593	\$ 2,435	\$ 2,435
Mount Forest WWTP Upgrade (Re-Rating)	2030	\$ 1,036,000	74%	\$ 364,000	\$ -	\$ 364,000	\$ 364,000	\$ 364,000	\$ 0	\$ 364,000	\$ 275,617	\$ 88,383	\$ 88,383
System Expansions (Mount Forest)		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -
Murphy Lands Bristol St./Bentley St. S.P.S.	2023	\$ 86,600	10%	\$ 779,400	\$ -	\$ 779,400	\$ 779,400	\$ 779,400	\$ 0	\$ 779,400	\$ 590,153	\$ 189,247	\$ 189,247
South Water Street - Part 1 (Previously Bentley St.)	2023	\$ -	0%	\$ 750,923	\$ -	\$ 750,923	\$ 750,923	\$ 750,923	\$ 0	\$ 750,923	\$ 568,591	\$ 182,332	\$ 182,332
South Water Street - Part 2 (Previously Bristol St.)	2023	\$ -	0%	\$ 724,834	\$ -	\$ 724,834	\$ 724,834	\$ 724,834	\$ 0	\$ 724,834	\$ 548,837	\$ 175,997	\$ 175,997
Trunk Gravity Sewer Forcemain S.P.S Queen Street West	2030	\$ 52,406	10%	\$ 471,652	\$ -	\$ 471,652	\$ 471,652	\$ 471,652	\$ 0	\$ 471,652	\$ 357,130	\$ 114,522	\$ 114,522
Coral Lea Drive SPS and Forcemain	2025	\$ 637,479	39%	\$ 997,083	\$ -	\$ 997,083	\$ 997,083	\$ 997,083	\$ 0	\$ 997,083	\$ 754,981	\$ 242,102	\$ 242,102
Internal Road - Industrial Park - (Coral Lea Dr. to Industrial Dr.)	2025	\$ 283,128	39%	\$ 442,841	\$ -	\$ 442,841	\$ 442,841	\$ 442,841	\$ 0	\$ 442,841	\$ 335,314	\$ 107,526	\$ 107,526
Sligo Road Reconstruction (Church St to London Rd)	2030	\$ 105,946	20%	\$ 423,784	\$ -	\$ 423,784	\$ 423,784	\$ 423,784	\$ 0	\$ 423,784	\$ 320,885	\$ 102,899	\$ 102,899
Birmingham St. Reconstruction (London Rd. to Westerly)	2023	\$ 212,686	50%	\$ 212,686	\$ -	\$ 212,686	\$ 212,686	\$ 212,686	\$ 0	\$ 212,686	\$ 161,044	\$ 51,642	\$ 51,642
Update Master Servicing Plan Arthur and Mount Forest W-WW	2025	\$ -	0%	\$ 32,500	\$ -	\$ 32,500	\$ 32,500	\$ 32,500	\$ 0	\$ 32,500	\$ 24,609	\$ 7,891	\$ 7,891
Update Master Servicing Plan Arthur and Mount Forest W-WW	2030	\$ -	0%	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ 0	\$ 40,000	\$ 30,288	\$ 9,712	\$ 9,712
Update Master Servicing Plan Arthur and Mount Forest W-WW	2035	\$ -	0%	\$ 45,000	\$ -	\$ 45,000	\$ 45,000	\$ 45,000	\$ 0	\$ 45,000	\$ 34,074	\$ 10,926	\$ 10,926
Update Master Servicing Plan Arthur and Mount Forest W-WW	2040	\$ -	0%	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 0	\$ 50,000	\$ 37,859	\$ 12,141	\$ 12,141
Water Vehicle (Split)	2022	\$ 14,800	74%	\$ 5,200	\$ -	\$ 5,200	\$ 5,200	\$ 5,200	\$ 0	\$ 5,200	\$ 3,937	\$ 1,263	\$ 1,263
System capacity improvements	2031-2041	\$ 130,000	26%	\$ 370,000	\$ -	\$ 370,000	\$ 370,000	\$ 370,000	\$ 0	\$ 370,000	\$ 280,160	\$ 89,840	\$ 89,840
50% Master Plan (Full Update)	2026	\$ -		\$ 90,000	\$ -	\$ 90,000	\$ 90,000	\$ 90,000	\$ 0	\$ 90,000	\$ 68,147	\$ 21,853	\$ 21,853
Post Period Capacity Carry Forward													
Reserve Balance								\$ 264,761	\$ (264,761)	\$ 0	\$ (264,761)	\$ (200,474)	\$ (64,287)
Debt									\$ -	\$ 0	\$ -	\$ -	\$ -
Reserve Deficit									\$ -	\$ 0	\$ -	\$ -	\$ -
Credits									\$ -	\$ 0	\$ -	\$ -	\$ -
Total Estimated Capital Costs		\$ 5,368,242		\$ 20,186,314	\$ -	\$ 20,186,314	\$ 20,186,314	\$ 264,761	\$ 19,921,553	\$ -	\$ 19,921,553	\$ 15,084,391	\$ 4,837,162

Calculated Charges

Service	Residential Rate (Cost/Capita)	Non-Residential Rate (Cost/ft ³)
Municipal Wide Services		
Administration - Studies	\$ 27.51	\$ 0.03
Parks Services	\$ 197.53	\$ 0.03
Recreation Services	\$ 488.19	\$ 0.08
By-Law Enforcement	\$ 0.42	\$ 0.00
Fire Protection Services	\$ 27.21	\$ 0.03
Roads and Related	\$ 713.97	\$ 1.11
Total Municipal Wide Services	\$ 1,454.84	\$ 1.29
Urban Services		
Water Services	\$ 1,131.71	\$ 1.41
Wastewater Services	\$ 3,503.11	\$ 4.37
Total Urban Services	\$ 4,634.82	\$ 5.78
Total Adjustments	\$ 6,089.66	\$ 7.07

Persons per Unit

Type of Dwelling Unit	Occupancy - Persons per Unit (PPU)
Single Detached & Semi- Detached	3.19
Apartments – 2 or More Bedrooms	2.07
Apartments – Bachelor & 1 Bedroom	1.51
Other Multiples	2.52

Draft DCs - Residential

Service	RESIDENTIAL			
	Single/Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments-Bachelor and 1 bedroom	Other Multiples
Municipal Wide Services				
Administration - Studies	\$ 87.77	\$ 56.96	\$ 41.55	\$ 69.34
Parks Services	\$ 630.11	\$ 408.88	\$ 298.26	\$ 497.76
Recreation Services	\$ 1,557.31	\$ 1,010.54	\$ 737.16	\$ 1,230.23
By-Law Enforcement	\$ 1.35	\$ 0.88	\$ 0.64	\$ 1.07
Fire Protection Services	\$ 86.81	\$ 56.33	\$ 41.09	\$ 68.58
Roads and Related	\$ 2,277.58	\$ 1,477.93	\$ 1,078.10	\$ 1,799.21
Total Municipal Wide Services	\$ 4,640.93	\$ 3,011.51	\$ 2,196.80	\$ 3,666.19
Urban Services				
Wastewater Services	\$ 11,174.93	\$ 7,251.44	\$ 5,289.70	\$ 8,827.85
Water Services	\$ 3,610.15	\$ 2,342.63	\$ 1,708.88	\$ 2,851.90
Total Urban Services	\$ 14,785.08	\$ 9,594.08	\$ 6,998.58	\$ 11,679.75
GRAND TOTAL RURAL AREA	\$ 4,640.93	\$ 3,011.51	\$ 2,196.80	\$ 3,666.19
GRAND TOTAL URBAN AREA	\$ 19,426.01	\$ 12,605.59	\$ 9,195.38	\$ 15,345.94

Draft DCs – Non - Residential

Service	NON-RESIDENTIAL			
	Commercial/ Institutional (per ft ² of Gross Floor Area)	Industrial		
		Industrial (per ft ² of Gross Floor Area)	Warehouse (per ft ² of Gross Floor Area)	Wind Turbine
Municipal Wide Services				
Administration - Studies	\$ 0.03	\$ 0.02	\$ 0.01	\$ 87.77
Parks Services	\$ 0.03	\$ 0.02	\$ 0.01	\$ 630.11
Recreation Services	\$ 0.08	\$ 0.04	\$ 0.02	\$ 1,557.31
By-Law Enforcement	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1.35
Fire Protection Services	\$ 0.03	\$ 0.02	\$ 0.01	\$ 86.81
Roads and Related	\$ 1.11	\$ 0.55	\$ 0.28	\$ 2,277.58
Total Municipal Wide Services	\$ 1.29	\$ 0.64	\$ 0.32	\$ 4,640.93
Urban Services				
Wastewater Services	\$ 4.37	\$ 2.19	\$ 1.09	\$ -
Water Services	\$ 1.41	\$ 0.71	\$ 0.35	\$ -
Total Urban Services	\$ 5.78	\$ 2.89	\$ 1.45	\$ -
GRAND TOTAL RURAL AREA	\$ 1.29	\$ 0.64	\$ 0.32	\$ 4,640.93
GRAND TOTAL URBAN AREA	\$ 7.07	\$ 3.54	\$ 1.77	\$ 4,640.93

Comparison with Existing DC Rates

Service	RESIDENTIAL			
	Single/ Semi- Detached Dwelling	Apartments - 2 Bedrooms +	Apartments- Bachelor and 1 bedroom	Other Multiples
EXISTING CHARGES				
Total Municipal Wide Services	\$ 3,073.18	\$ 1,994.00	\$ 1,454.69	\$ 1,930.67
Total Urban Services	\$ 15,936.64	\$ 10,341.33	\$ 7,543.68	\$ 12,589.45
GRAND TOTAL URBAN AREA	\$ 19,009.82	\$ 12,335.33	\$ 8,998.37	\$ 14,520.12
CALCULATED CHARGES				
Total Municipal Wide Services	\$ 4,640.93	\$ 3,011.51	\$ 2,196.80	\$ 3,666.19
Total Urban Services	\$ 14,785.08	\$ 9,594.08	\$ 6,998.58	\$ 11,679.75
GRAND TOTAL URBAN AREA	\$ 19,426.01	\$ 12,605.59	\$ 9,195.38	\$ 15,345.94
DIFFERENCE				
Total Municipal Wide Services	\$ 1,567.75	\$ 1,017.51	\$ 742.11	\$ 1,735.52
Total Urban Services	\$ (1,151.56)	\$ (747.25)	\$ (545.10)	\$ (909.70)
GRAND TOTAL URBAN AREA	\$ 416.19	\$ 270.26	\$ 197.01	\$ 825.82

Comparison with Existing DC Rates

Service	NON-RESIDENTIAL			
	Commercial/ Institutional (per ft ² of Gross Floor Area)	Industrial (per ft ² of Gross Floor Area)	Warehouse (per ft ² of Gross Floor Area)	Wind Turbine
EXISTING CHARGES				
Total Municipal Wide Services	\$ 0.78	\$ 0.40	\$ 0.20	\$ 3,073
Total Urban Services	\$ 6.72	\$ 3.34	\$ 1.69	\$ -
GRAND TOTAL URBAN AREA	\$ 7.50	\$ 3.74	\$ 1.89	\$ 3,073
CALCULATED CHARGES				
Total Municipal Wide Services	\$ 1.29	\$ 0.64	\$ 0.32	\$ 4,641
Total Urban Services	\$ 5.78	\$ 2.89	\$ 1.45	\$ -
GRAND TOTAL URBAN AREA	\$ 7.07	\$ 3.54	\$ 1.77	\$ 4,641
DIFFERENCE				
Total Municipal Wide Services	\$ 0.51	\$ 0.24	\$ 0.12	\$ 1,568
Total Urban Services	\$ (0.94)	\$ (0.45)	\$ (0.24)	\$ -
GRAND TOTAL URBAN AREA	\$ (0.43)	\$ (0.20)	\$ (0.12)	\$ 1,567.75

Residential Comparison

(single family) –urban area

Municipality	County Charge (County Wide)	Local Charge (Municipal Wide)	Municipal Wide Sub-total	Local Urban Service Charge (W&WW)	Total Urban DC Charge (Including County)
Wellington North (Current)	\$ 5,529	\$ 3,073	\$ 8,602	\$ 15,937	\$ 24,539
Wellington North (Proposed)	\$ 5,529	\$ 4,641	\$ 10,170	\$ 14,785	\$ 24,955
Average	\$ 3,677	\$ 7,819	\$ 11,496	\$ 7,943	\$ 19,439
Erin	\$ 5,529	\$ 18,238	\$ 23,767	\$ 20,238	\$ 44,005
Centre Wellington	\$ 5,529	\$ 15,492	\$ 21,021	\$ 9,853	\$ 30,874
Mapleton	\$ 5,529	\$ 4,913	\$ 10,442	\$ 8,493	\$ 18,935
Minto	\$ 5,529	\$ 3,667	\$ 9,196	\$ 5,639	\$ 14,835
West Grey	\$ 7,524	\$ 3,250	\$ 10,774	\$ -	\$ 10,774
Southgate	\$ 7,524	\$ 6,272	\$ 13,796	\$ 15,388	\$ 29,184
Grey Highlands	\$ -	\$ 5,051	\$ 5,051	\$ 11,551	\$ 16,602
South Huron	\$ -	\$ 2,801	\$ 2,801	\$ 1,444	\$ 4,245
Goderich	\$ -	\$ 2,577	\$ 2,577	\$ 617	\$ 3,194
South Bruce	\$ -	\$ 1,963	\$ 1,963	\$ 5,921	\$ 7,884
Shelburne	\$ 3,579	\$ 12,241	\$ 15,820	\$ 11,455	\$ 27,275
Amaranth	\$ 3,579	\$ 8,805	\$ 12,384	\$ -	\$ 12,384
Grand Valley	\$ 3,579	\$ 12,415	\$ 15,994	\$ 20,607	\$ 36,601
East Garafraxa	\$ 3,579	\$ 11,777	\$ 15,356	\$ -	\$ 15,356

Non-Residential Comparison

(per square foot) – Urban Area

Municipality	County Charge (County Wide)	Local Charge (Municipal Wide)	Municipal Wide Sub-total	Local Urban Service Charge (W&WW)	Total Urban DC Charge (Including County)
Wellington North (Current)	\$ 1.60	\$ 0.78	\$ 2.38	\$ 6.72	\$ 9.10
Wellington North (Proposed)	\$ 1.60	\$ 1.29	\$ 2.89	\$ 5.78	\$ 8.67
Average	\$ 0.72	\$ 2.66	\$ 3.38	\$ 3.37	\$ 6.75
Erin	\$ 1.60	\$ 7.95	\$ 9.55	\$ 6.83	\$ 16.38
Centre Wellington	\$ 1.60	\$ 4.72	\$ 6.32	\$ 3.53	\$ 9.85
Mapleton	\$ 1.60	\$ 1.53	\$ 3.13	\$ 2.62	\$ 5.75
Minto	\$ 1.60	\$ 1.57	\$ 3.17	\$ 2.40	\$ 5.57
West Grey	\$ -	\$ 3.34	\$ 3.34	\$ -	\$ 3.34
Southgate	\$ -	\$ 2.96	\$ 2.96	\$ 9.03	\$ 11.99
Grey Highlands	\$ -	\$ 2.29	\$ 2.29	\$ 4.99	\$ 7.28
South Huron	\$ -	\$ 0.55	\$ 0.55	\$ 0.44	\$ 0.99
Goderich	\$ -	\$ 0.50	\$ 0.50	\$ 0.07	\$ 0.57
South Bruce	\$ -	\$ 1.17	\$ 1.17	\$ 3.59	\$ 4.76
Shelburne	\$ 0.91	\$ 1.61	\$ 2.52	\$ 4.83	\$ 7.34
Amaranth	\$ 0.91	\$ 1.34	\$ 2.25	\$ -	\$ 2.25
Grand Valley	\$ 0.91	\$ 4.13	\$ 5.04	\$ 8.87	\$ 13.91
East Garafraxa	\$ 0.91	\$ 3.58	\$ 4.49	\$ -	\$ 4.49

Policies & Rules Discussion

Current Rules

Industrial & Warehouses – (current)

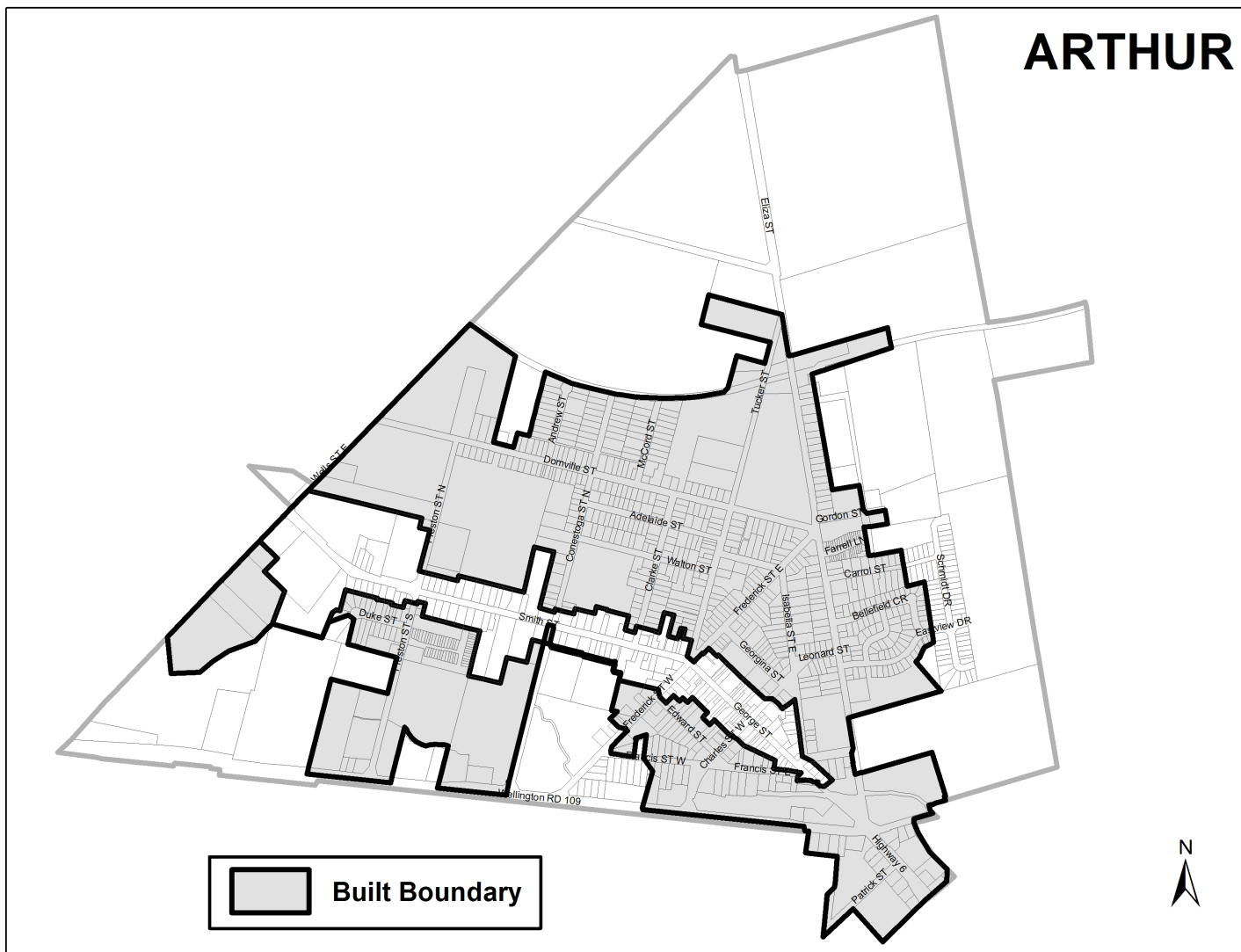
- Industrial DC = 50% of Commercial/ Institutional DC
- Warehouse DC = 25% of Commercial/ Institutional DC

Current Rules

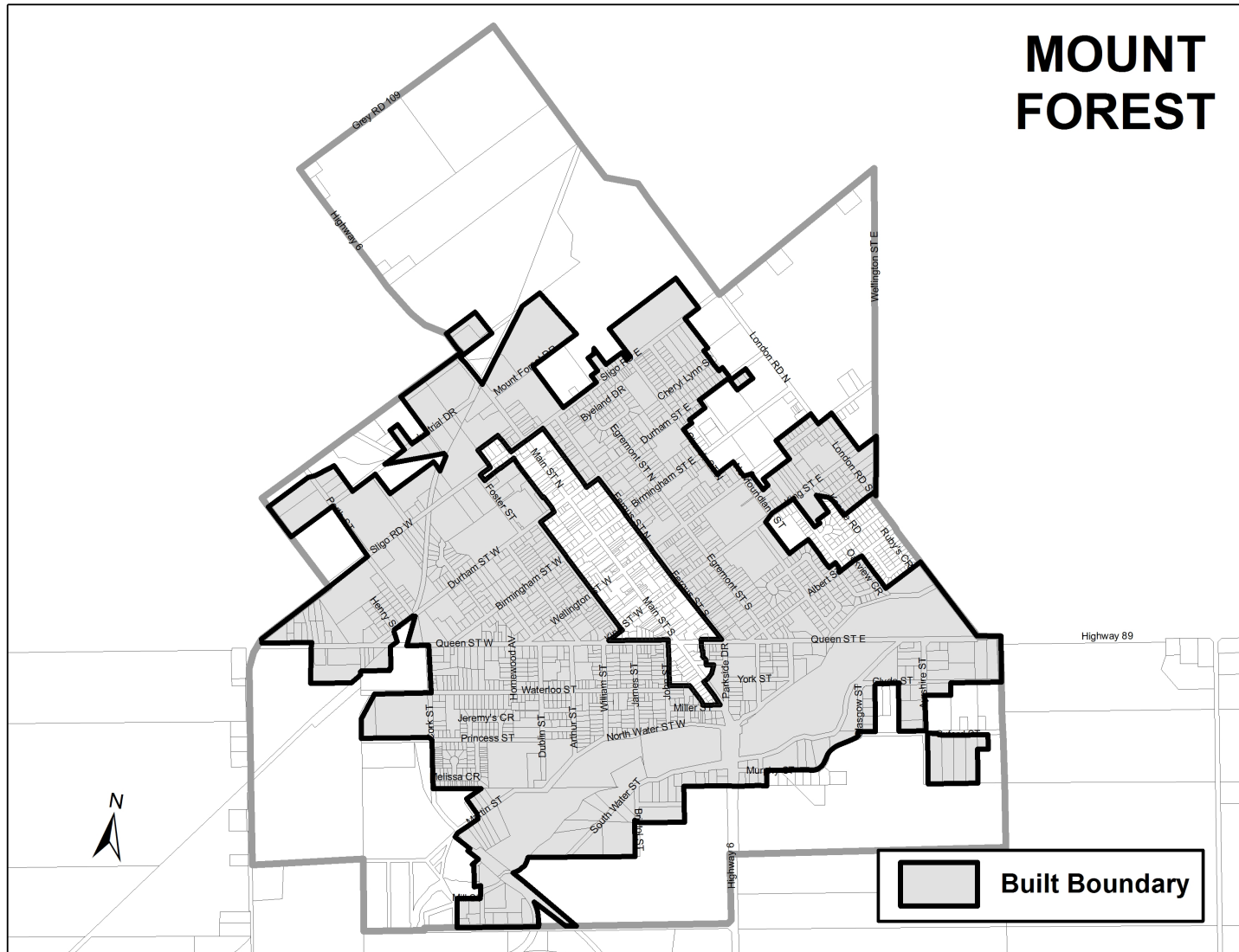
Built Boundary and Central Intensification Corridor Reductions

- Development occurring within the Built Boundary shall have their development charges reduced by 10%
- Development occurring within the Central Intensification Corridor shall have their development charges reduced by 25%

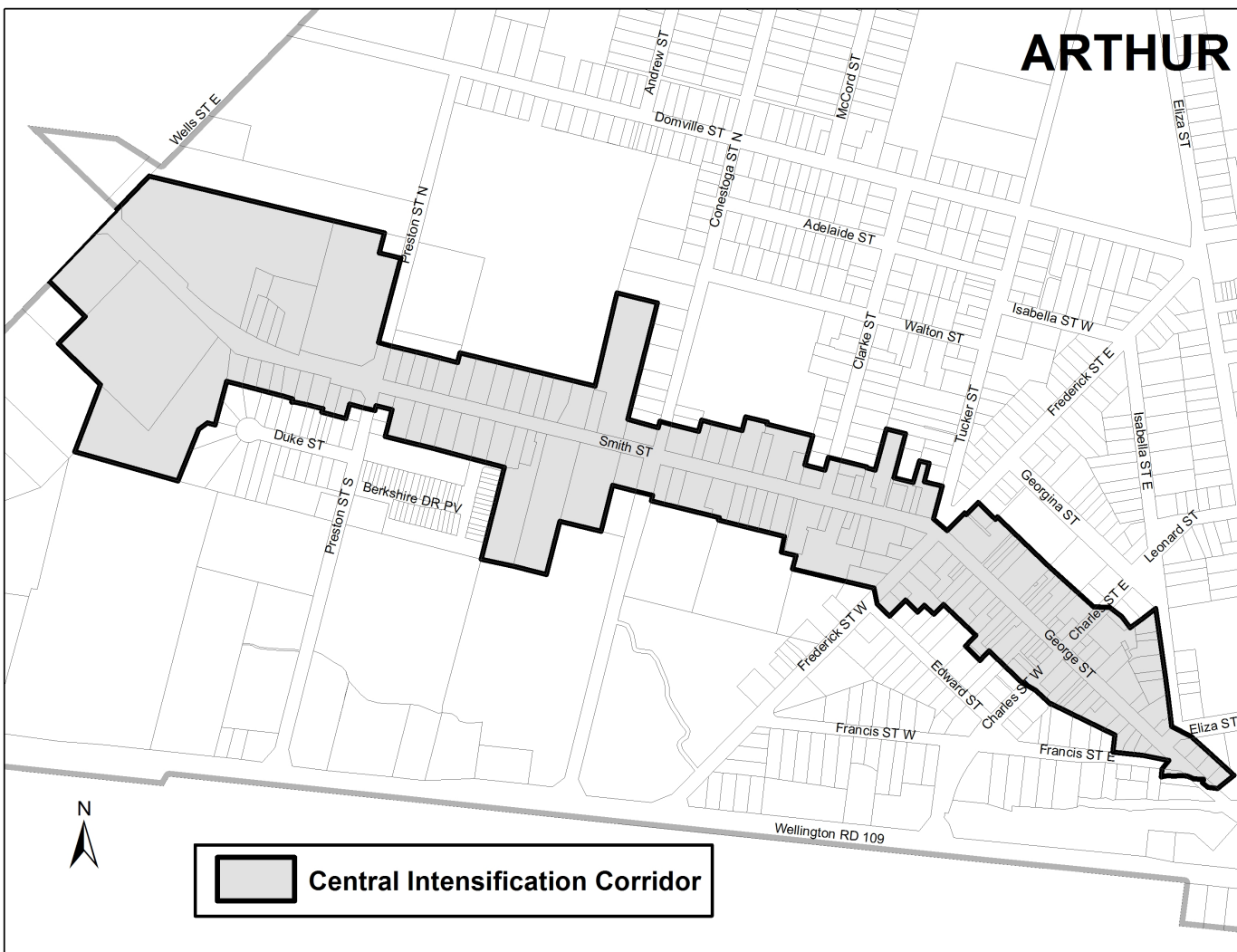
Built Boundary (Arthur)



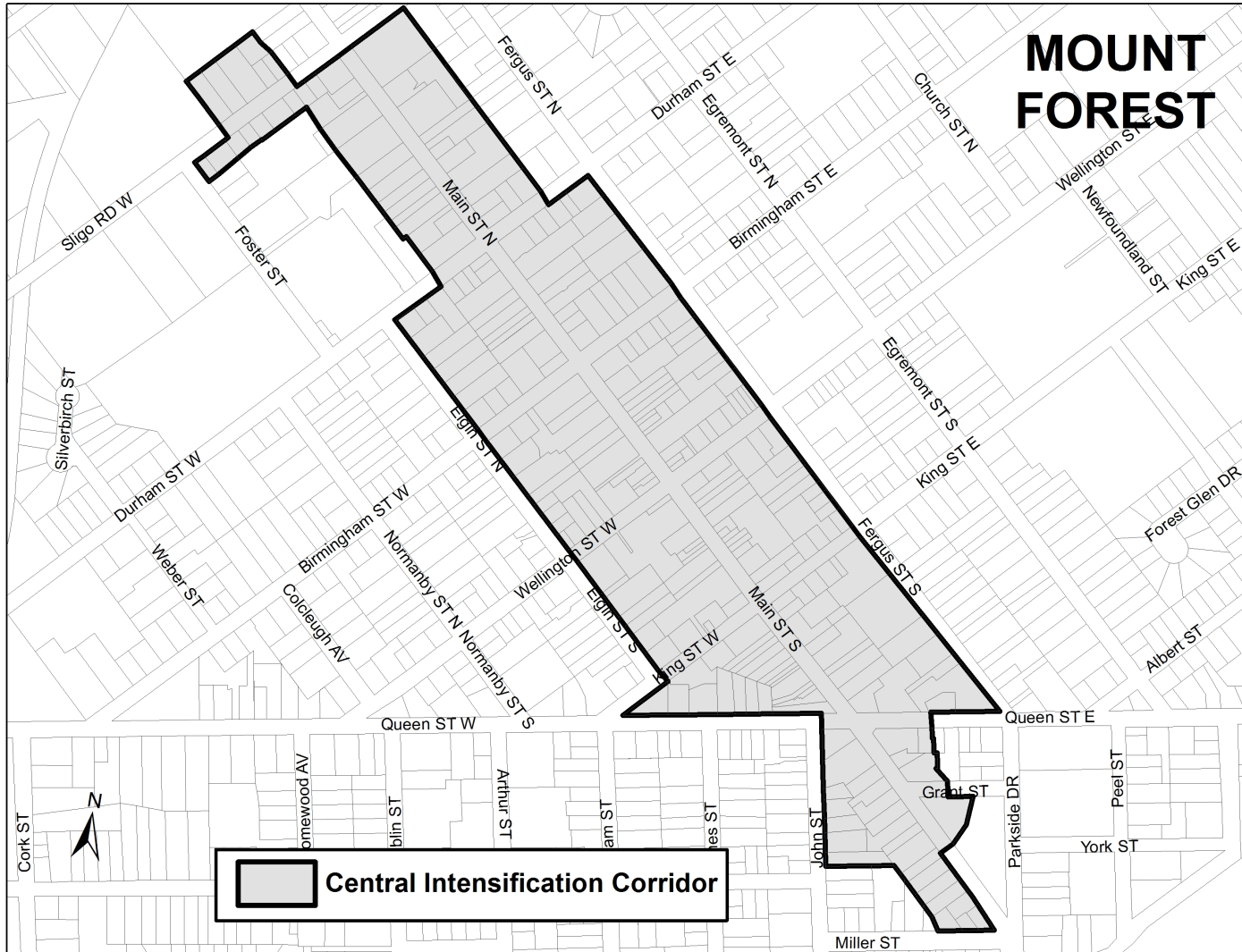
Built Boundary (Mount Forest)



Central Intensification Corridor(Arthur)



Central Intensification Corridor(Mount Forest)



Current and Proposed Rules

Purpose Built Rental Housing

- “means a residential use building or structure that consists of four (4) or more dwelling units that will remain as rental housing for a period of at least 20 years from the issuance of a building permit”
- Development that meets the definition of purpose-built rental housing may receive an additional 25% reduction in their development charge

Next Steps

Next Steps

- February 22 - Approval of DC By-law
- April 1 - By-law to Come into Force
- April 3 - Appeal Period (40 days after approval)

DISCUSSION

Township of Wellington-North

THANK YOU FOR ATTENDING

Development Charges Public Meeting



**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 024-22

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH AT ITS SPECIAL MEETING HELD ON
FEBRUARY 10, 2022**

WHEREAS Section 5 of the Municipal Act, S.O. 2001 c.25 (hereinafter called "the Act") provides that the powers of a Municipal Corporation shall be exercised by its Council;

AND WHEREAS Section 5(3) of the Act states, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

NOW THEREFORE the Council of The Corporation of the Township of Wellington North hereby **ENACTS AS FOLLOWS:**

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on February 10, 2022 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 10TH DAY OF FEBRUARY, 2022.**

ANDREW LENNOX MAYOR

KARREN WALLACE, CLERK