



Development Charges Background Study

Township of Wilmot

For Public Circulation and Comment

May 15, 2019

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O.Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
s.s.	Subsection
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre
T.F.A.	total floor area



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

Watson & Associates Economists Ltd. (Watson) was retained by the Township to undertake the D.C. study process commencing in January 2019. Watson worked with the Township's senior staff in preparing the D.C. analysis and policy recommendations specific to this background study.

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

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

In addition, the report is designed to set out the Township'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, the study addresses post-adoption implementation requirements (Chapter 9) 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 June 24, 2019. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on at least 60 days prior to by-law passage.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at, or immediately following the Public Meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

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

Figure 1-1
Schedule of Key D.C. Process Dates

Process Steps	Dates
1. Project initiation meetings with staff from area-municipal Township's within Waterloo Region	January 17, 2019
2. Data collection, staff interviews, preparation of D.C. calculations	January – April, 2019
3. Preparation of draft D.C. background study and review of draft findings with staff	April – May, 2019
4. D.C. background study and proposed D.C. by-law available to public	May 15, 2019



Process Steps	Dates
5. Statutory notice of Public Meeting advertisement placed in newspaper(s)	20 days prior to public meeting
6. Public Meeting of Council	June 24, 2019
7. Council considers adoption of D.C. background study and passage of by-law	July 15, 2019
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Township makes available D.C. pamphlet	by 60 days after in force date



Chapter 2

Township of Wilmot Current D.C. Policy



2. Township of Wilmot Current D.C. Policy

2.1 By-law Enactment

The Township passed By-law 2014-34 on August 31, 2014 under the authority of the D.C.A. By-law 2014-34 came into effect on September 1, 2014 and expires on August 31, 2019. The by-law imposes uniform municipal-wide D.C.s for all services except water and wastewater services. D.C.s for water and wastewater services are imposed on an area-specific basis, with charges only imposed in the municipally urban serviced area.

2.2 Services Covered

The following services are included under By-law 2014-34, for the recovery of capital costs pertaining to the increase in needs for service of development:

- Roads and Related;
- Fire Protection;
- Parks and Recreation;
- Library;
- Administration;
- Water; and
- Wastewater.

2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time the first building permit is issued for a development, and the charges are collected by the Township's Building Department.

2.4 Indexing

The rates contained in the by-law are indexed on August 25th of each year, in accordance with the second quarter index of the Non-Residential Building Construction Price Index produced by Statistics Canada.



2.5 Redevelopment Allowance

The by-law provides D.C. credits for redevelopments of existing developments, provided a building or structure existed on the same land within 60 months from the date of building permit issuance for the subsequent redevelopment. The amount of the credit provided cannot exceed the total D.C.s that would otherwise be payable, only reducing the charge to zero.

2.6 Exemptions

In addition to the statutory exemptions for municipal and board of education facilities, industrial expansions (up to 50% of existing gross floor area) and residential intensification within an existing dwelling unit, the following non-statutory exemptions are provided under By-law 2014-34:

- Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*;
- A home occupation;
- Accessory use or structure;
- Temporary use under section 39 of the *Planning Act*; and
- Non-residential farm buildings constructed for bona fide farm uses.

2.7 Current Schedule of Charges

Table 2-1 summarizes the current schedule of charges imposed under By-law 2014-34, as indexed to August 25, 2018.



Table 2-1
Current Schedule of Charges

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Lodging Units	Industrial (per sq.ft. of G.F.A.)	Commercial/ Institutional (per sq.ft. of G.F.A.)
Municipal Wide Services:							
Roads and Related	2,378	1,402	960	1,886	730	0.66	1.47
Fire Protection Services	176	103	71	139	54	0.07	0.05
Parks and Recreation	2,315	1,366	933	1,836	709	0.14	0.32
Library Services	64	39	26	51	19	-	0.01
Administration	105	61	42	82	32	0.03	0.06
Total Municipal Wide Services	5,038	2,971	2,032	3,994	1,544	0.90	1.91
Urban Services							
Wastewater Services	2,091	1,233	843	1,659	641	0.58	1.29
Water Services	351	207	142	278	108	0.09	0.22
Total Urban Services	2,442	1,440	985	1,937	749	0.67	1.51
GRAND TOTAL RURAL AREA	5,038	2,971	2,032	3,994	1,544	0.90	1.91
GRAND TOTAL URBAN AREA	7,480	4,411	3,017	5,931	2,293	1.57	3.42



Chapter 3

Anticipated Development in the Township of Wilmot



3. Anticipated Development in the Township of Wilmot

3.1 Requirement of the Act

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of Wilmot will be required to provide services, over a 10-year (early-2019 to early-2029) and a longer term (early-2019 to mid-2031) time horizon.

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

The D.C. growth forecast has been derived from the Region of Waterloo Official Plan, June 18, 2015. In preparing the growth forecast, the following additional information sources were consulted to further assess the residential and non-residential development potential for the Township of Wilmot over the forecast period, including:

- The Township of Wilmot 2014 Development Charges Background Study, Watson & Associates Economists Ltd., July 28, 2014;
- The Township of Wilmot Official Plan, April 2019 Consolidation, as updated by Official Plan Amendment 9;
- 2006, 2011 and 2016 population, household and employment Census data;
- Historical residential and non-residential building permit data over the 2009 to 2018 period;
- Residential supply (in the development process) as provided by the Township of Wilmot Development Services Department;



- Non-residential supply opportunities as provided by the Township of Wilmot Development Services Department; and
- Discussions with Township of Wilmot staff regarding anticipated residential and non-residential development in the Township of Wilmot urban areas.

3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and *Schedule 1* in Appendix A.

As identified in Table 3-1 and Appendix A, *Schedule 1*, the Township's population is anticipated to reach approximately 26,060 by early-2029 and 27,400 by mid-2031, resulting in an increase of 4,960 and 6,300 persons, respectively, over the 10-year and 2019 to 2031 forecast periods.¹

¹ The population figures used in the calculation of the 2019 D.C. exclude the net Census undercount, which is estimated at approximately 4.0%.



Figure 3-1
Population and Household Forecast Model

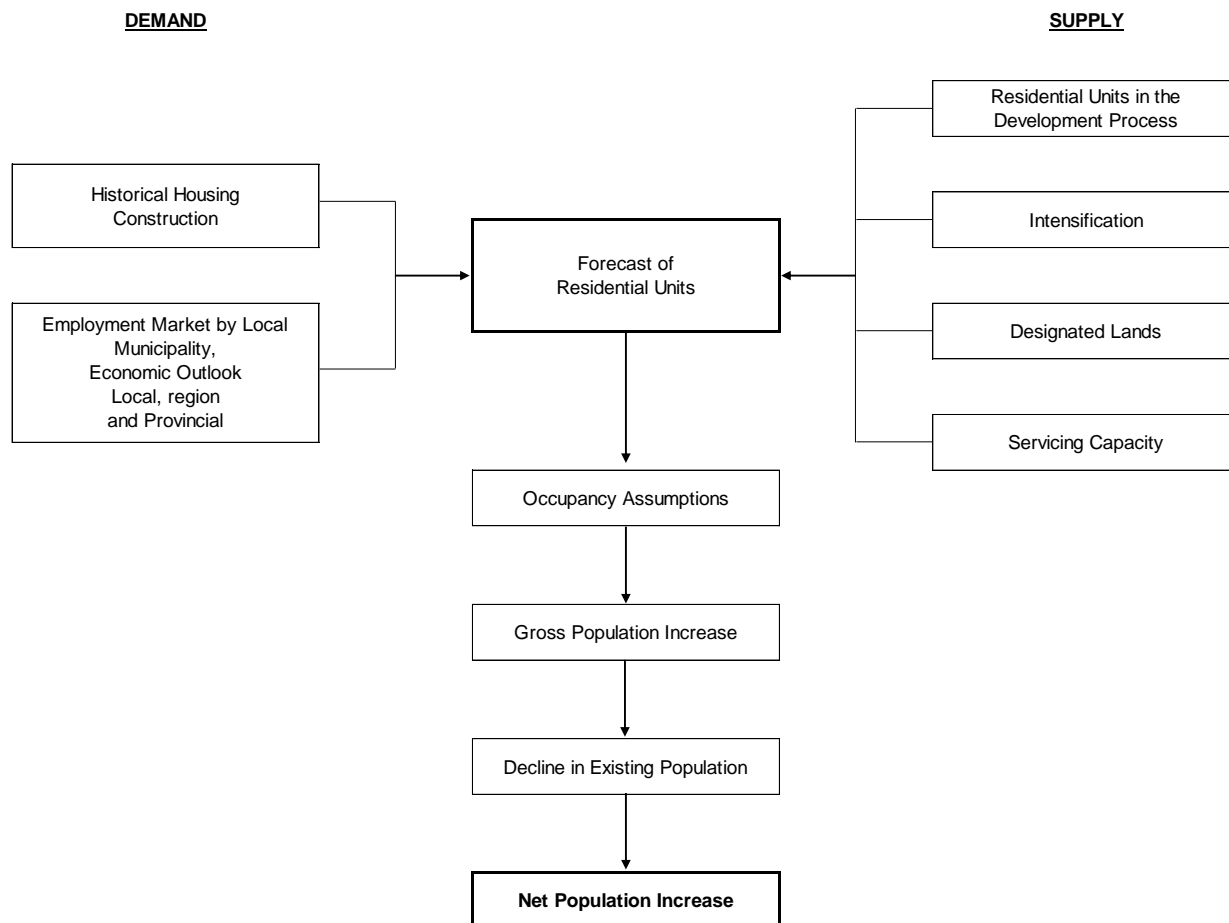




Table 3-1
Township of Wilmot
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Historical	Mid 2006	17,780	17,097	202	16,895	5,455	160	455	20	6,090	2.807
	Mid 2011	19,990	19,223	253	18,970	6,165	250	525	23	6,963	2.761
	Mid 2016	21,370	20,545	250	20,295	6,620	370	505	25	7,520	2.732
Forecast	Early 2019	21,950	21,104	257	20,847	6,827	374	529	25	7,755	2.722
	Early 2029	27,100	26,060	317	25,743	7,910	746	951	25	9,632	2.706
	Mid 2031	28,500	27,400	333	27,067	8,182	853	1,084	25	10,144	2.701
Incremental	Mid 2006 - Mid 2011	2,210	2,126	51	2,075	710	90	70	3	873	
	Mid 2011 - Mid 2016	1,380	1,322	-3	1,325	455	120	-20	2	557	
	Mid 2016 - Early 2019	580	559	7	552	207	4	24	0	235	
	Early 2019 - Early 2029	5,150	4,956	60	4,896	1,083	372	422	0	1,877	
	Early 2019 - Mid 2031	6,550	6,296	76	6,220	1,355	479	555	0	2,390	

Derived from Region of Waterloo Official Plan, June 18, 2015, by Watson & Associates Economists Ltd., 2019.

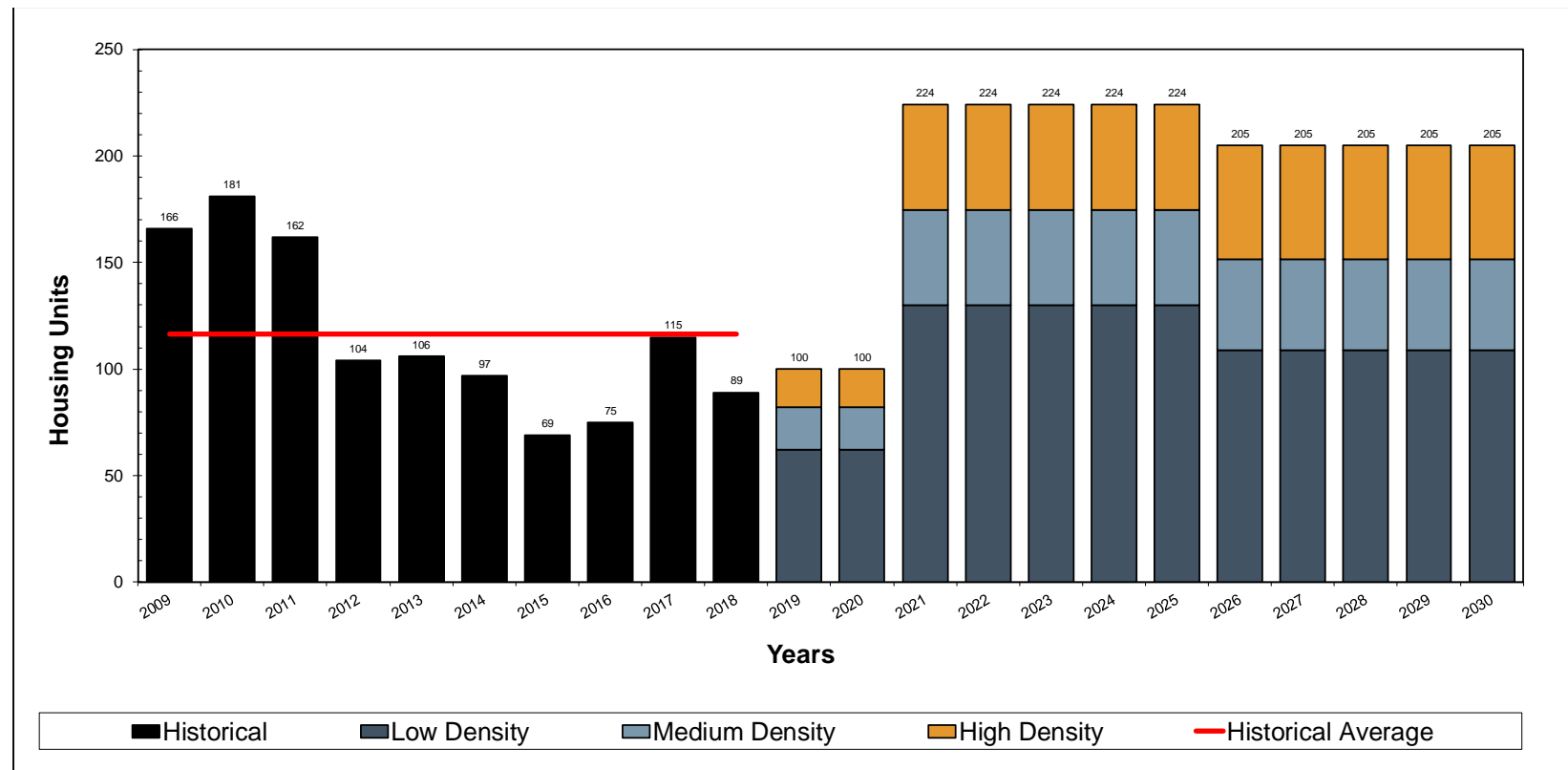
¹ Census undercount estimated at approximately 4.0%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



Figure 3-2
Township of Wilmot
Annual Housing Forecast



Source: Historical housing activity derived from Township of Wilmot Development Services Department building permit data for 2009 to 2018.

¹ Growth forecast represents calendar year.



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

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

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with Township staff regarding anticipated development trends for Wilmot, and in particular development proposed and planned for the urban area.
- Based on the above indicators, the 2019 to 2031 household growth forecast is comprised of a unit mix of 57% low density (single detached and semi-detached), 20% medium density (multiples except apartments) and 23% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type and location of development for the Township of Wilmot by urban area and the rural area.
- In accordance with forecast demand and available land supply, the percentage of forecast housing growth between 2019 and 2031 by development location is summarized below.

Development Location	Percentage of Housing Growth, 2019 to 2031
Urban	>99%
Rural	<1%
<i>Township Total</i>	<i>100%</i>

3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to



a highway, public works, fire, police, stormwater, water and wastewater services can utilize a longer planning period.

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

- The number of housing units to be constructed in the Township of Wilmot during the short- and long-term periods is presented on Figure 3-2. Over the 2019 to 2031 forecast period, the Township is anticipated to average approximately 191 new housing units per year.
- The institutional population¹ is anticipated to grow by 76 persons between 2019 to 2031.
- 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.
- Schedules 7a and 7b summarize the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 15-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.100
 - Medium density: 2.414
 - High density²: 1.820

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

- Existing households for early-2019 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and 2019 assuming a 6-month lag between construction and occupancy (see Schedule 3).

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

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



- 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 2019 to 2031 forecast period is approximately 150.

6. Employment (Appendix A, Schedules 9a, 9b, 9c, 10 and 11)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data¹ (place of work) for the Township of Wilmot is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 425 primary (6%);
 - 1,050 work at home employment (16%);
 - 2,180 industrial (33%);
 - 1,855 commercial/population related (28%); and
 - 1,090 institutional (17%).
- The 2016 employment by usual place of work, including work at home, is estimated at 6,600. An additional 842 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).² The 2016 employment base, including N.F.P.O.W., totals approximately 7,440.
- Total employment, including work at home and N.F.P.O.W., for the Township of Wilmot is anticipated to reach approximately 9,490 by early-2029 and 10,000 by mid-2031. This represents an employment increase

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

² 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."



of 1,880 for the 10-year forecast period and 2,390 for the 2019 to 2031 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 Township of Wilmot (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 6,980 by early-2029 and 7,340 by mid-2031. This represents an employment increase of 1,310 and 1,670 over the 10-year and 2019 to 2031 forecast periods, respectively.

7. Non-Residential Sq.ft. Estimates (Gross Floor Area (G.F.A.), Appendix A, Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 1,200 sq.ft. per employee for industrial;
 - 580 sq.ft. per employee for commercial/population-related; and
 - 560 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (G.F.A.) increase is anticipated to be 998,000 sq.ft. over the 10-year forecast period and 1.27 million sq.ft. over the 2019 to 2031 forecast period.
- In terms of percentage growth, the 2019 to 2031 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 54%;
 - commercial/population-related – 29%; and
 - institutional – 17%.



8. Geographic Location of Non-Residential Development (Appendix A, Schedule 9c)

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development for Township of Wilmot by area.
- In accordance with forecast demand and available land supply, the percentage of forecast total non-residential growth between 2019 and 2031 by development location is summarized below.

Development Location	Percentage of Non-Residential G.F.A., 2019 to 2031
Urban	100%
Rural	0%
<i>Township Total</i>	<i>100%</i>



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of s.s.5(1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal service categories which are provided within the Township.

A number of these services are defined in s.s.2(4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, s.s.5(1)3, which requires that Township Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



Figure 4-1
The Process of Calculating a Development Charge under the Act
that must be followed

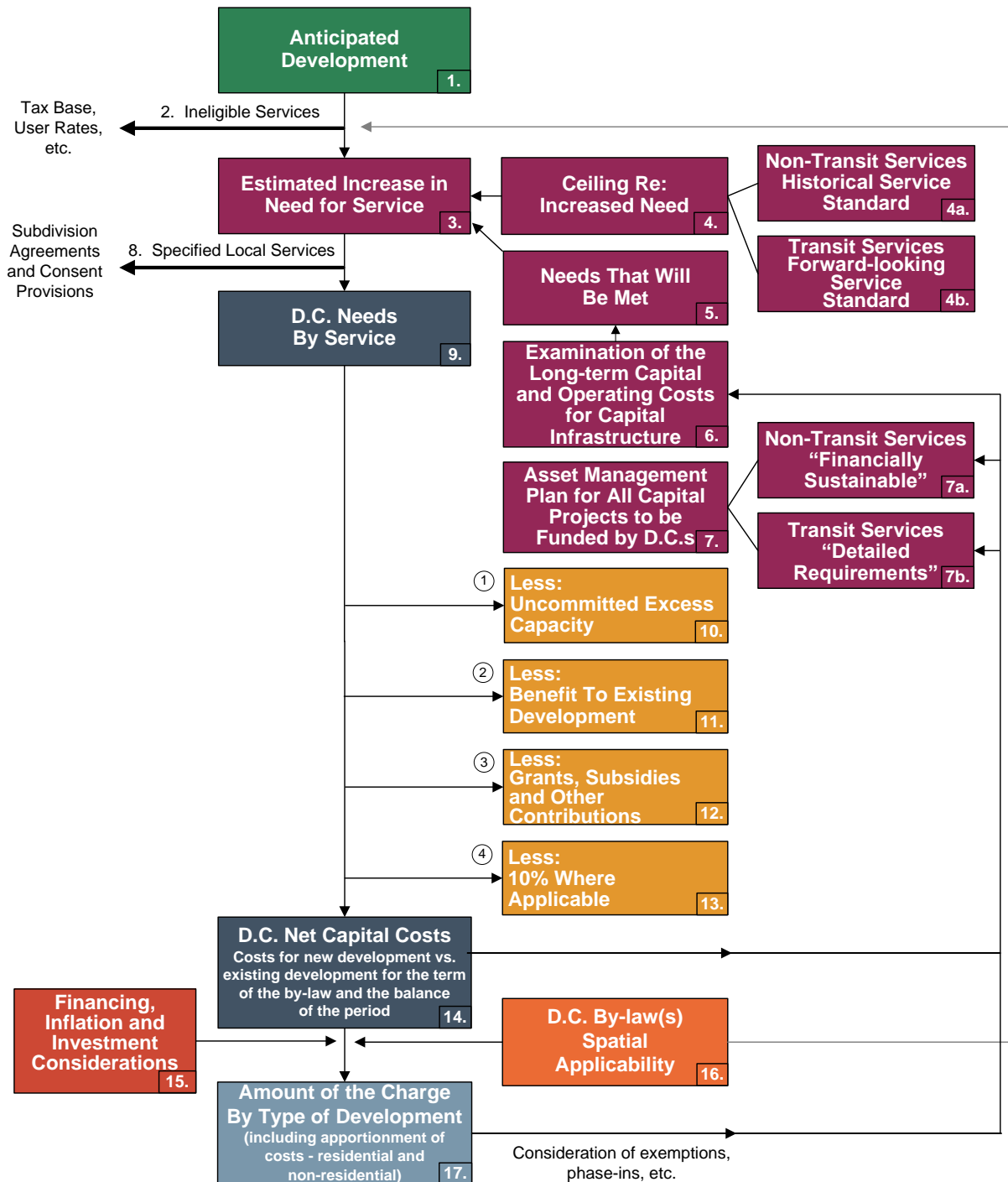




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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
	Ineligible	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ¹ & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	90
	No	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport	90
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	Yes	4.3 Small equipment and gear	100

¹with 7+ year life time

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



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	90
	Yes	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-wide parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock ¹ and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment ¹	90
7. Library Services	Yes	7.1 Public library space (excl. furniture and equipment)	90
	No	7.2 Library vehicles ¹	90
	No	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	Ineligible	10.3 Local systems	0
	Yes	10.4 Vehicles and equipment ¹	100

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
11. Water Supply Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Distribution systems	100
	Ineligible	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment ¹	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	n/a	12.3 Waste diversion facilities	90
	n/a	12.4 Waste diversion vehicles and equipment ¹	90
13. Police Services	n/a	13.1 Police detachments	100
	n/a	13.2 Police rolling stock ¹	100
	n/a	13.3 Small equipment and gear	100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
	n/a	14.2 Vehicles ¹	90
15. Child Care	n/a	15.1 Child care space	90
	n/a	15.2 Vehicles ¹	90
16. Health	n/a	16.1 Health department space	90
	n/a	16.2 Health department vehicles ¹	90
17. Social Housing	n/a	17.1 Social Housing space	90
18. Provincial Offences Act (P.O.A.)	n/a	18.1 P.O.A. space	90
19. Social Services	n/a	19.1 Social service space	90
20. Ambulance	n/a	20.1 Ambulance station space	90
	n/a	20.2 Vehicles ¹	90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment	0 0 0
23. Other Services	Yes Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 23.2 Interest on money borrowed to pay for growth-related capital	 0-100 0-100

¹with a 7+ year life time

²same percentage as service component to which it pertains

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



4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The Township's Local Service Policy is included in Appendix E.

4.5 Capital Forecast

Paragraph 7 of s.s.5(1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, Township Council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5 (1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of



Council (O.Reg. 82/98 s.3). The capital program contained herein reflects the Township's approved and proposed capital budgets, master plans, and 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.

The Township currently has no outstanding credit obligations.

4.7 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 8 of subsection 5(1)."

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

For services which are subject to a per capita based, service level "cap," the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

The alternative would involve the Township spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Township will use these reserve funds for the Township's cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them



(rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Township's adjusted D.C. Reserve Fund Balance by service at December 31, 2018, is shown in Table 4-1. The year-end closing balances have been adjusted for 2019 budget commitments.

Table 4-1
Adjusted Reserve Fund Balances

Service	Adjusted Balance
Fire	\$ (162,941)
Roads and Related	\$ (1,567,797)
Parks and Recreation	\$ (27,664)
Library Services	\$ (1,483)
Administration	\$ (63,109)
Water Services	\$ (500,066)
Wastewater Services	\$ (379,600)
Total	\$ (2,702,660)

4.8 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
- 10% reduction for certain services.

The requirements behind each of these reductions are addressed as follows:

4.8.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does "...not include an increase that would result in the level of service (for the additional development

¹ Reserve balance to be combined with Administration Studies.



increment) exceeding the average level of the service provided in the Township over the 10-year period immediately preceding the preparation of the background study...”

O.Reg. 82.98 (s.4) goes further to indicate that “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita and a quality measure, in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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

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

4.8.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Township’s “excess capacity,” other than excess capacity which is “committed.”

“Excess capacity” is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.



4.8.3 Reduction for Benefit to Existing Development

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

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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.4 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level 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 Township-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an



existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.8.4 *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 (O.Reg. 82.98 s.6). 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. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.

4.8.5 *The 10% Reduction*

Paragraph 8 of s.s. (1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, wastewater services, storm water drainage and control services, services related to a highway, transit, police and fire protection services. The primary services to which the 10% reduction does apply include services such as parks and recreation, libraries, childcare/social services, the Provincial Offences Act, ambulance, homes for the aged, and health.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.

4.9 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 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 7.3.8.

4.10 Allocation of Development

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



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 s.5(1) paragraphs 2 to 8 in the D.C.A. and described in Chapter 4, was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. However, over time, municipal projects and Council priorities change and accordingly, Council's intentions may alter and different capital projects (and timing) may be required to meet the need for services required by new growth.

5.2 Service Levels and 10-Year Capital Costs for Municipal Area D.C. Calculation

This section evaluates the development-related capital requirements for all services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 Roads and Related Services

The Township has a current inventory of 207.8 kilometres of roads, excluding internal local roads. The historical level of infrastructure investment equates to \$4,095 per capita. In addition to roadways, the Township also provides and maintains 39 bridges and culverts, resulting in an invested historical level of service of \$3,377 per capita. To maintain this infrastructure, the Township operates 32,858 sq.ft. of public works facility space and 30 vehicle and equipment items. The historical level of infrastructure investment equates to a \$269 per capita level of service. When the total per capita level of service for roads and related services is applied to the forecast population growth to 2028 (i.e. 4,897 population), a maximum D.C. eligible cost of \$37.9 million could be expected to meet the future increase in needs for service.



Review of the Township's roads and related needs for the forecast period identified \$4.9 million in gross capital costs have been identified in the roads and related services program. Approximately, \$2.7 million of the gross capital costs have been deducted recognizing the benefits provided to existing development. As a result, \$3.7 million in capital needs have been included in the D.C. calculation.

The net growth-related capital costs for roads and related services have been allocated between future residential and non-residential development based on the relationship of incremental population and employment growth over the 10-year forecast period (i.e. 80% to residential, 7% to industrial, and 13% to commercial/institutional).

5.2.2 Fire Services

The Township currently provides a total of 24,051 sq.ft. of facility space for fire services. In addition to facility space, the Township also provides fire services through the operation of 15 vehicles and 363 items of fire equipment and gear, including equipment for 80 firefighters. In total, the per capita average level of service provided through the infrastructure totals \$991. Based on the incremental population growth over the forecast period, the maximum D.C. eligible amount that could be included in the calculation of the charge for Fire Services is \$4.9 million.

The Township anticipates the need for an additional fire training officer vehicle and an additional pumper at Station 1 (Baden) over the forecast period. In total, \$635,000 in gross capital costs have been identified for the fire services capital program. It should be noted that the capital program for Fire Services will be revisited in the future with the completion of the Fire Master Plan and Community Risk Assessment. The net cost for inclusion in the D.C. calculation total \$797,941, which includes the additional vehicles, as well as the costs for unfunded projects reflected in the existing D.C. reserve fund deficit balance of \$162,941.

The net growth-related costs for Fire Services have been allocated 67% to residential, 22% to industrial, and 11% to commercial/institutional, based on forecast incremental developable land area residential, industrial and commercial growth over the period.



5.2.3 Parks and Recreation Services

With respect to Parks and Recreation Services, the Township currently maintains 237.9 acres of developed parkland and 101 major park amenities (including playgrounds, sports fields, and outdoor park buildings) in its jurisdiction. The Township also provides recreational services through the provision of 229,349 sq.ft. of facility space and maintains these parks and recreation assets with 36 vehicles and equipment items. The Township's total level of service over the historical 10-year period averaged \$2,837 per capita. In total, the maximum D.C. eligible amount for Parks and Recreation Services when applied to the incremental growth over the 10-year forecast period is \$13.9 million based on the established level of service.

Over the 10-year forecast period the Township will require additional recreation floor space, as well as additional operations facility space, parkland and trail development and additional vehicle/equipment items. The gross capital cost of these projects totals \$11.7 million. Approximately, \$1.7 million has been deducted from the gross capital costs, to reflect the benefits to existing development. An additional \$1.6 million has been deducted in anticipation of the growth-related portion of grants and contributions towards these capital projects. The statutory 10% deduction totals \$831,952. After applying these deductions, the net growth-related capital costs of \$7.5 million have been included in the calculation of the charge.

While Parks and Recreation Services usage is predominately residential-based, there is some use of the services by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 95% to residential and 5% non-residential development types.

5.2.4 Library Services

Although the Region of Waterloo is responsible for the provision of library services, the Township is responsible for providing library facility space, exclusive of furnishing, fixtures and equipment. The Township currently provide 5,460 sq.ft of facility space, comprising the New Hamburg, Baden and New Dundee libraries. In total, the per capita average level of service provided through the capital infrastructure has been \$71. In total, when applied to the incremental population growth over the 10-year forecast



period the maximum D.C. eligible amount for library services is \$345,630 based on the established level of service.

Over the 10-year forecast period the Township will require additional library facility space. A provision for the additional space is provided in the capital program at \$0.34 million. After applying the statutory 10% deduction and existing reserve fund balances, approximately \$311,000 in net capital costs have been included in the calculation of charge.

Similar to Parks and Recreation Services, as the predominant users of library services are residents of the Township, the forecast growth-related costs have been allocated 95% residential development, with 5% allocated to non-residential types of development, over the 10-year forecast period.

5.2.5 Administration

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program and to support the preparation of future D.C. background studies. The Township has made provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes future D.C. Background Studies, as well as other planning studies and servicing studies. It should be noted, that in prior D.C. Background Studies these studies were included in the respective service areas, however based on discussions with Township staff all studies are being included under Administration Services to better align with the Township's budgeting and for administrative ease.

The total cost of these studies over the 10-year forecast period is approximately \$1.2 million. A deduction of roughly \$259,000 has been applied, reflecting the attribution of benefits to existing development. After deducting \$32,950 for the mandatory 10% deduction, and including the current reserve fund deficit, the resulting net growth-related costs of \$970,000 have been included in the D.C. calculation.

These costs have been allocated 80% to residential, 7% to industrial, and 13% to commercial/institutional development based on the incremental growth in population to employment for the 10-year forecast period.



5.3 Service Levels and 10-Year Capital Costs for Urban Service Area D.C. Calculation

The Township's current D.C. by-law imposes charges for water and wastewater services uniformly over the urban service area. The anticipated development-related capital requirements for these services have been considered over the 10-year (2019-2028) urban forecast period.

5.3.1 Water Services

The anticipated capital needed for water services include their proportionate share of the construction of new operations facility space (i.e. facility space to be shared with roads, water and wastewater services) and watermain looping. The gross capital cost estimates of these projects total \$741,700. Of this gross capital cost estimate, \$36,670 has been deducted in recognition of the benefits to existing development, reflected in the replacement of existing operations facility space. The net growth-related costs for inclusion in the D.C. calculation totals \$1.2 million, which includes costs for unfunded projects reflected in the existing D.C. reserve fund deficit balance of \$500,066.

These costs have been allocated 80% to residential, 7% to industrial, and 13% to commercial/institutional development based on the incremental growth in population to employment for the 10-year forecast period.

5.3.2 Wastewater Services

The anticipated capital needed for wastewater services include their proportionate share of the construction of new operations facility space, Morningside Trunk Sanitary Sewer, Snyder's Road Sanitary Sewer, and Foundry Street Trunk Sanitary Sewer. It should be noted that the capital program for Wastewater Services is anticipated to be updated upon completion of the Servicing Study for consideration and future D.C.s.

The gross capital cost estimates of these projects total \$9.2 million. A post-period deduction of approximately \$784,000 has been applied to the Morningside Trunk Sanitary Sewer reflecting the benefits accruing to development outside of the current designated lands within the urban serviced area. A further deduction of \$2.1 million has been applied reflecting the replacement costs of existing infrastructure as part of the



improvement. As a result, the net growth-related costs for inclusion in the D.C. calculation total \$6.7 million, which includes costs for unfunded projects reflected in the existing D.C. reserve deficit balance of \$379,600.

These costs have been allocated 80% to residential, 7% to industrial, and 13% to commercial/institutional development based on the incremental growth in population to employment for the 10-year forecast period.



Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	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 80%	Industrial 7%	Commercial/ Institutional 13%
1	Backhoe Loader	2020	175,000	-	175,000	17,500		157,500	126,000	11,160	20,340
2	Strip/Stall/Template Painter Unit & Trailer	2020	26,000	-	26,000	-		26,000	20,800	1,842	3,358
3	Facility Construction	2020	366,700	-	366,700	36,670		330,030	264,024	23,386	42,620
4	Sidewalk Clearing Unit	2021	165,000	-	165,000	-		165,000	132,000	11,692	21,308
5	Lot Clearing Unit	2021	125,000	-	125,000	-		125,000	100,000	8,857	16,143
6	Provision for Bike Lanes	2022	709,900	-	709,900	283,960		425,940	340,752	30,182	55,006
7	Single Axle Dump Truck	2022	250,000	-	250,000	-		250,000	200,000	17,715	32,285
8	Tailgate Asphalt Spreader	2027	85,000	-	85,000	-		85,000	68,000	6,023	10,977
9	Bridge Street 34/B - T9	2027-2028	2,955,000	-	2,955,000	2,394,079		560,921	448,737	39,747	72,437
	Reserve Fund Balance/Unfunded Projects							1,567,797	1,254,237	111,094	202,465
	Total		4,857,600	-	4,857,600	2,732,209	-	3,693,188	2,954,550	261,699	476,939



Watson & Associates Economists Ltd.
H:\Wilmot\2019 DC\Report\Wilmot DC Background Study.docx



Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2019-2028										95%	5%
1	Wilmot Administration Complex - Parking Lot Design/Expansion/LED Lighting	2019-2020	197,000	-	197,000	87,556		109,444	10,944	98,500	93,575	4,925
2	Employment Lands Woodlot Trail Design/Construction	2019-2020	340,000	-	340,000	51,000	244,397	44,603	4,460	40,142	38,135	2,007
3	New Trails Maintenance Vehicle	2020	18,000	-	18,000	1,800		16,200	1,620	14,580	13,851	729
4	Smiths Creek Neighbourhood Loop Construction	2021	150,000	-	150,000	22,500	107,822	19,678	1,968	17,710	16,824	885
5	New Hamburg - Parking Lot Expansion (Remove/Replace Front Parking and Sidewalk)	2021	186,000	-	186,000	93,000		93,000	9,300	83,700	79,515	4,185
6	Beck Park Parking Lot Enlargement	2021	75,000	-	75,000	15,000		60,000	6,000	54,000	51,300	2,700
7	Petersburg Lighting for Diamond #2	2021	95,000	-	95,000	9,500		85,500	8,550	76,950	73,103	3,848
8	P&F Pick-up Truck	2021	35,000	-	35,000	3,500		31,500	3,150	28,350	26,933	1,418
9	Provision for Recreation Floor Space	2021-2023	6,500,000	-	6,500,000	975,000		5,525,000	552,500	4,972,500	4,723,875	248,625
10	Beckdale Northern Trail Construction	2022	400,000	-	400,000	60,000	287,526	52,474	5,247	47,226	44,865	2,361
11	Provision for Future Trail Development	2023-2025	292,500	-	292,500	43,875	210,254	38,371	3,837	34,534	32,807	1,727
12	New Hamburg Skateboard Park	2023-2026	95,000	-	95,000	14,250		80,750	8,075	72,675	69,041	3,634
13	Spray Zones (3)	2023-2026	225,000	-	225,000	33,750		191,250	19,125	172,125	163,519	8,606
14	Provision for Parks Operations Facility	2024	1,100,000	-	1,100,000	-		1,100,000	110,000	990,000	940,500	49,500
15	Mannheim Park - Install Ball Diamond Lights	2026	95,000	-	95,000	9,500		85,500	8,550	76,950	73,103	3,848
16	Artificial Turf Field (WRDSB partnership)	2021-2022	1,850,000	-	1,850,000	277,500	786,250	786,250	78,625	707,625	672,244	35,381
	Reserve Fund Balance/Unfunded Projects							27,664		27,664	26,281	1,383
	Total		11,653,500	-	11,653,500	1,697,731	1,636,250	8,347,183	831,952	7,515,231	7,139,470	375,762



Infrastructure Costs Covered in the D.C. Calculation – Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost			
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 80%	Industrial 7%	Commercial/ Institutional 13%
	2019-2028												
1	Official Plan Update	2020	60,000	-	60,000	24,000		36,000	3,600	32,400	25,920	2,295.86	4,184.14
2	Space Needs Study (Public Works)	2020	40,000	-	40,000	4,000		36,000		36,000	28,800	2,551	4,649
3	Space Needs Study (Parks Operations Facility)	2020	20,000	-	20,000	-		20,000	2,000	18,000	14,400	1,275	2,325
4	3rd Ice Pad Needs Study	2020	25,000	-	25,000	3,750		21,250	2,125	19,125	15,300	1,355	2,470
5	Sanitary Servicing Staging Study	2020	75,000	-	75,000	-		75,000		75,000	60,000	5,314	9,686
6	Lift Station Facility Condition Assessment	2020	45,000	-	45,000	4,500		40,500		40,500	32,400	2,870	5,230
7	Baden Urban Growth Centre Strategy	2020	50,000	-	50,000	10,000		40,000	4,000	36,000	28,800	2,551	4,649
8	Infrastructure Master Plan (Phase I-IV)	2020-2023	500,000	-	500,000	100,000		400,000		400,000	320,000	28,344	51,656
9	Third Ice Pad Site Selection / Conceptual Design	2021	55,000	-	55,000	8,250		46,750	4,675	42,075	33,660	2,981	5,434
10	Fire Facility Condition Assessment	2021	15,000	-	15,000	12,153		2,847		2,847	2,278	202	368
11	Recreation Master Plan Update	2022	50,000	-	50,000	10,000		40,000	4,000	36,000	28,800	2,551	4,649
12	Trails Master Plan Update	2023	20,000	-	20,000	4,000		16,000	1,600	14,400	11,520	1,020	1,860
13	Strategic Plan Update	2023	30,000	-	30,000	15,000		15,000	1,500	13,500	10,800	957	1,743
14	Zoning By-Law Consolidation	2024	25,000	-	25,000	10,000		15,000	1,500	13,500	10,800	957	1,743
15	Development Charge By-Law Study	2024	28,500	-	28,500	-		28,500	2,850	25,650	20,520	1,818	3,312
16	Fire Master Plan and Community Risk Assessment	2024	70,000	-	70,000	14,000		56,000		56,000	44,800	3,968	7,232
17	Official Plan 5-year Review	2025	60,000	-	60,000	24,000		36,000	3,600	32,400	25,920	2,296	4,184
18	Strategic Plan Update	2027	30,000	-	30,000	15,000		15,000	1,500	13,500	10,800	957	1,743
	Reserve Fund Balance/Unfunded Projects							63,109		63,109	50,487	4,472	8,150
	Total		1,198,500	-	1,198,500	258,653	-	1,002,957	32,950	970,007	776,005	68,735	125,267



Infrastructure Costs Covered in the D.C. Calculation – Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 95%	Non-Residential Share 5%
	2019-2028											
1	Provision for Library Facility Space	2022-2023	344,147	-	344,147	-		344,147	34,415	309,733	294,246	15,487
	Reserve Fund Balance/Unfunded Projects							1,483		1,483	1,409	74
	Total		344,147	-	344,147	-	-	345,630	34,415	311,216	295,655	15,561



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Chapter 6

D.C. Calculation



6. D.C. Calculation

The calculation of the maximum D.C.s that could be imposed by Council have been undertaken using a cash-flow approach for the growth-related capital costs identified in Chapter 5. The cash-flow calculations of the maximum D.C.s that could be imposed by Council have been undertaken to account for the timing of revenues and expenditures and the resultant financing needs. The cash-flow calculations have been undertaken by service for each forecast development type, i.e. residential, industrial, and commercial and institutional. D.C. cash flow calculation tables are provided in Appendix C and have been undertaken to account for 1% earnings on D.C. reserve fund balances and 3% interest charged for reserve fund borrowing.

Table 6-1 calculates the proposed D.C.s to be imposed for water and wastewater services in the municipally urban serviced area over the 2019-2028 forecast period. Table 6-2 calculates the proposed D.C.s for Roads, Fire, and Administration, to be imposed on anticipated development in the Township over the 10-year planning horizon. Table 6-3 calculates the proposed D.C.s for Parks and Recreation and Library, to be imposed on anticipated development in the Township over the 10-year planning horizon (i.e. 2019-2028).

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, all other multiples, and lodging units). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for industrial development and commercial/institutional development respectively. Table 6-4 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.ft. of G.F.A. for industrial development, and per sq.ft. of G.F.A. for commercial/institutional development.

Tables 6-5 and 6-6 compare the Township's existing charges to the charges proposed herein (Table 6-4), for a single detached residential dwelling unit and per sq.ft. of G.F.A. for industrial development and commercial/institutional development respectively. The calculated charges are \$11,152 for a single detached residential dwelling unit, \$2.39 per sq.ft. for industrial G.F.A., and \$4.08 per sq.ft. for commercial/institutional G.F.A. The residential charges for a single detached dwelling unit represent an 49% increase (+\$3,672) over the current charges of \$7,480. The proposed charges for industrial



development represent a 52% increase (+\$0.82) over the current charges of \$1.57 per sq.ft. The proposed charges for commercial and institutional developments represent at 19% increase (+\$0.66) over the current charges.

Table 6-1
Urban Area Services D.C. Calculation
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost			2019\$ D.C.-Eligible Cost		
	Residential	Industrial	Commercial/ Institutional	S.D.U.	Industrial (per sq.ft)	Commercial/ Institutional (per sq.ft)
1. Wastewater Services	\$ 5,327,334	471,868	859,965.71	\$ 3,300	\$ 0.88	\$ 1.85
2. Water Services	964,077	85,393	155,626.22	596	0.16	0.34
TOTAL	6,291,410	\$557,261	\$1,015,592	\$3,896	1.04	2.19
Financing Costs	\$7,266	\$644	\$1,173			
D.C.-Eligible Capital Cost	6,298,676	557,904	1,016,765			
10-Year Gross Population/GFA Growth (sq.ft.)	5,012	534,000	464,300			
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,257	\$1.04	\$2.19			
By Residential Unit Type	P.P.U.					
Single and Semi-Detached Dwelling	3.100	\$3,896				
Apartments - 2 Bedrooms +	2.110	\$2,652				
Apartments - Bachelor and 1 Bedroom	1.305	\$1,640				
Other Multiples	2.361	\$2,967				
Lodging Units	1.100	\$1,382				

Table 6-2
Municipal-Wide Services D.C. Calculation
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost			2019\$ D.C.-Eligible Cost		
	Residential	Industrial	Commercial/ Institutional	S.D.U.	Industrial (per sq.ft)	Commercial/ Institutional (per sq.ft)
3. Roads and Related	\$ 2,954,550	261,699	476,939	\$ 1,823	\$ 0.49	\$ 1.03
4. Fire Protection Services	536,216	171,557	90,167	343	0.33	0.20
5. Administration	776,005	68,735	125,267	479	0.13	0.27
TOTAL	4,266,772	\$501,991	692,373	2,645	\$0.95	\$1.50
Financing Costs	\$20,042	\$6,290.07	\$3,367			
D.C.-Eligible Capital Cost	4,286,813	508,281	695,739			
10-Year Gross Population/GFA Growth (sq.ft.)	5,024	534,000	464,300			
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$853	\$0.95	\$1.50			
By Residential Unit Type	P.P.U.					
Single and Semi-Detached Dwelling	3.100	\$2,645				
Apartments - 2 Bedrooms +	2.110	\$1,800				
Apartments - Bachelor and 1 Bedroom	1.305	\$1,114				
Other Multiples	2.361	\$2,015				
Lodging Units	1.100	\$939				



Table 6-3
Municipal-Wide Services D.C. Calculation
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	Non-Residential (per sq.ft.)
	\$	\$	\$	
6. Parks and Recreation	7,139,470	375,762	4,427	0.38
7. Library Services	295,655	15,561	185	0.02
TOTAL	7,435,125	\$391,322	\$4,612	\$0.39
Financing Costs	\$38,537	\$2,028		
D.C.-Eligible Capital Cost	7,473,661	393,351		
10-Year Gross Population/GFA Growth (sq.ft.)	5,024	998,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,488	\$0.39		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.100	\$4,612		
Apartments - 2 Bedrooms +	2.110	\$3,139		
Apartments - Bachelor and 1 Bedroom	1.305	\$1,941		
Other Multiples	2.361	\$3,512		
Lodging Units	1.100	\$1,636		

Table 6-4
Schedule of Calculated D.C.s

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Lodging Units	Industrial (per sq.ft. of Gross Floor Area)	Commercial/Institutional (per sq.ft. of Gross Floor Area)
Municipal Wide Services:							
Roads and Related	1,823	1,241	767	1,388	647	0.49	1.03
Fire Protection Services	343	233	144	261	122	0.33	0.20
Parks and Recreation	4,427	3,013	1,864	3,372	1,571	0.38	0.38
Library Services	185	126	78	141	65	0.02	0.02
Administration	479	326	202	365	170	0.13	0.27
Total Municipal Wide Services	7,257	4,939	3,055	5,527	2,575	1.35	1.89
Urban Services							
Wastewater Services	3,300	2,246	1,389	2,513	1,171	0.88	1.85
Water Services	596	406	251	454	212	0.16	0.34
Total Urban Services	3,896	2,652	1,640	2,967	1,383	1.04	2.19
GRAND TOTAL RURAL AREA	7,257	4,939	3,055	5,527	2,575	1.35	1.89
GRAND TOTAL URBAN AREA	11,152	7,591	4,695	8,494	3,958	2.39	4.08



Table 6-5
Comparison of Current and Calculated Residential (Single-Detached) D.C.s

Service	Current	Calculated
Municipal Wide Services:		
Roads and Related	2,378	1,823
Fire Protection Services	176	343
Parks and Recreation	2,315	4,427
Library Services	64	185
Administration	105	479
Total Municipal Wide Services	5,038	7,257
Area Specific Services:		
Wastewater Services	2,091	3,300
Water Services	351	596
Total Area Specific Services	2,442	3,896
Grand Total - Urban Area	7,480	11,152

Table 6-6
Comparison of Current and Calculated Non-Residential D.C.s

Industrial (per sq.ft.) Comparison			Commercial/Institutional (per sq.ft.) Comparison		
Service	Current	Calculated	Service	Current	Calculated
Municipal Wide Services:			Municipal Wide Services:		
Roads and Related	0.66	0.49	Roads and Related	1.47	1.03
Fire Protection Services	0.07	0.33	Fire Protection Services	0.05	0.20
Parks and Recreation	0.14	0.38	Parks and Recreation	0.32	0.38
Library Services	-	0.02	Library Services	0.01	0.02
Administration	0.03	0.13	Administration	0.06	0.27
Total Municipal Wide Services	0.90	1.35	Total Municipal Wide Services	1.91	1.89
Area Specific Services:			Area Specific Services:		
Wastewater Services	0.58	0.88	Wastewater Services	1.29	1.85
Water Services	0.09	0.16	Water Services	0.22	0.34
Total Area Specific Services	0.67	1.04	Total Area Specific Services	1.51	2.19
Grand Total - Urban Area	1.57	2.39	Grand Total - Urban Area	3.42	4.08



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

This chapter outlines the D.C. policy recommendations and by-law rules.

s.s.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.

s.s.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 5(1) 2-8 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;
- 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; and

With respect to “the rules,” Section 6 states that a D.C. by-law must expressly address the matters referred to above re s.s.5(1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Township’s existing policies and discussions with staff. The Region of Waterloo is currently undertaking its D.C. Background Study process and has engaged area municipalities to achieve alignment in their D.C. policies. As that process is still in progress, there are items under consideration at this time that may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- the Township uses a uniform Township-wide D.C. calculation for all municipal services except water and wastewater services;
- the Township D.C.s for water and wastewater services be imposed in the municipal urban serviced area only; and
- one municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., s.2(2), a D.C. be calculated, payable and collected where the development requires one or more of the following:

- 1) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the Planning Act;
- 2) the approval of a minor variance under Section 45 of the Planning Act;
- 3) a conveyance of land to which a by-law passed under Section 50(7) of the Planning Act applies;
- 4) the approval of a plan of subdivision under Section 51 of the Planning Act;
- 5) a consent under Section 53 of the Planning Act;
- 6) the approval of a description under Section 50 of the Condominium Act; or
- 7) the issuing of a building permit under the Building Code Act 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 to industrial, commercial and institutional uses based on the gross floor area constructed.
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 herein.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- 2) the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 5 years prior to the issuance of a building permit.

No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from D.C.s in accordance with the active by-law. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

Where a building cannot be demolished until the new building has been erected, the owner shall notify the Township in writing and pay the applicable D.C. for the new



building in full and, if the existing building is demolished not later than twelve (12) months from the date a building permit is issued for the new building, the Township shall provide a refund for the D.C. paid. If more than twelve months is required to demolish the existing building, the Owner may make a written request to the Township to extend the time in which the existing building must be demolished.

7.3.4 Exemptions (full or partial)

a) Statutory exemptions

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)) of the D.C.A.;
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);
- residential 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 s.2 of O.Reg. 82/98).

b) Non-statutory exemptions

- Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the Assessment Act;
- A home occupation;
- Accessory use or structure;
- Temporary use under section 39 of the Planning Act; and
- Non-residential farm buildings constructed for bona fide farm uses. For the purpose of this exemption the following definition is proposed. This definition is proposed to reflect consistency with the Region of Waterloo D.C. by-law definition.
 - “farm building” means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming and that is used essentially for the housing of equipment or livestock or the



production, storage or processing of agricultural and horticultural produce or feeds. Examples include encompassing barns, silos and other ancillary development to an agricultural use.

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

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

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

7.3.7 Indexing

All D.C.s will be subject to mandatory indexing annually on December 1st of each year, in accordance with provisions under the D.C.A. The indexing date is recommended to change from August 25th each year to December 1st, for consistency with the Region of Waterloo D.C. by-law.

7.3.8 D.C. Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. Amendments to the D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. The Township's approach in prior D.C. by-laws has been to impose area-specific D.C.s for water and wastewater services and Township-wide D.C.s for all other services. When area-specific charges



are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

Based on the foregoing and discussions with Township staff, area-specific D.C.s are suitable for urban (water and wastewater) services. The recommendations are:

- to continue to apply municipal-wide D.C.s for administration, roads and related, fire protection, and parks and recreation; and.
- to continue to apply area-specific D.C.s for water and wastewater services.

7.4 Other D.C. By-law Provisions

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Township's D.C. collections be contributed into seven (4) separate reserve funds, including: Roads and Related Services, Fire Protection Services, Parks and Recreation Services, Library, Administration Studies, Wastewater, and Water Services.

7.4.2 By-law In-force Date

The proposed by-law under D.C.A., 1997 will come into force on the August 1, 2019.

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

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

7.5 Other Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated May 15, 2019, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated May 15, 2019”



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

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

The changes to the D.C.A. (new section 10(c.2)) in 2016 require that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The A.M.P. shall,

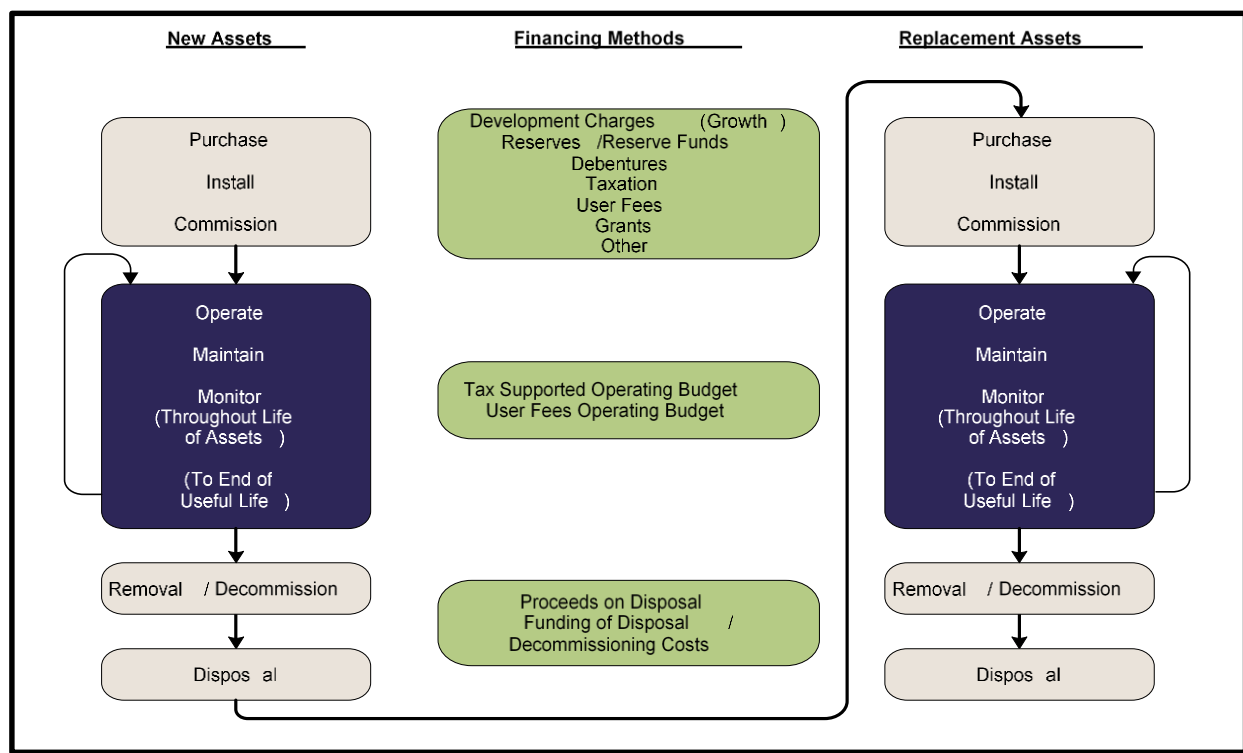
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

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.

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The Township has previously completed it's A.M.P. in 2013, however, the A.M.P. did not address growth related assets. As a result, the asset management requirement for this D.C. Background Study must be undertaken in the absence of this complete information.



In recognition to the schematic in Section 8.1, the following table (presented in 2019\$) 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. Furthermore, as only the present infrastructure gap been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Township 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 2019 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 \$1.5 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 \$5.4 million. This amount, totalled with the existing operating revenues of \$21.1 million, provides annual revenues of \$26.5 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Township of Wilmot
Asset Management – Future Expenditures and Associated Revenues (2019\$)

Description	2029 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹ (2014 D.C. and 2016 updates)	157,756
Annual Debt Payment on Post Period Capital ²	57,718
Lifecycle:	
Annual Lifecycle - Town Wide Services	666,943
Annual Lifecycle - Area Specific Services ³	170,430
Incremental Operating Costs (for D.C. Services)	\$406,138
Total Expenditures	\$1,458,985
Revenue (Annualized)	
Total Existing Revenue ⁴	\$21,074,601
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$5,400,211
Total Revenues	\$26,474,812

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

² Interim Debt Financing for Post Period Benefit

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

⁴ As per Sch. 10 of FIR



Chapter 9

By-law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (Section 9.1.2), as well as the optional, informal consultation process (Section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.2 Public Meeting of Council

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

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

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

9.1.3 Other Consultation Activity

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

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



of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

9.2 Anticipated Impact of the Charge on Development

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

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



9.3 Implementation Requirements

9.3.1 *Introduction*

Once the Township has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow overview the requirements in each case.

9.3.2 *Notice of Passage*

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the Township clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O.Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- s.s.10(4) lists the persons/organizations who must be given notice; and
- s.s.10(5) lists the eight items which the notice must cover.

9.3.3 *By-law Pamphlet*

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

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a general 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 L.P.A.T., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The Township must give one copy of the most recent pamphlet without charge, to any person who requests one.

9.3.4 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 L.P.A.T. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the L.P.A.T. by filing a notice of appeal with the Township clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The Township has carried 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.

9.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Township Council imposing the charge that:

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

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



9.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a Township agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the Township agrees to expand the credit to other services for which a D.C. is payable.

9.3.7 Front-Ending Agreements

The Township and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the Township to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (Sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the Township assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Township funds being available.

9.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the *Planning Act*, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the *Planning Act*,” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.”



It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the municipality in question is a commenting agency, in order to comply with subsection 59(4) of the D.C.A. it would need to provide to the approval authority, information regarding the applicable municipal D.C.s related to the site.

If the municipality 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 which can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



**Schedule 1
Township of Wilmot
Residential Growth Forecast Summary**

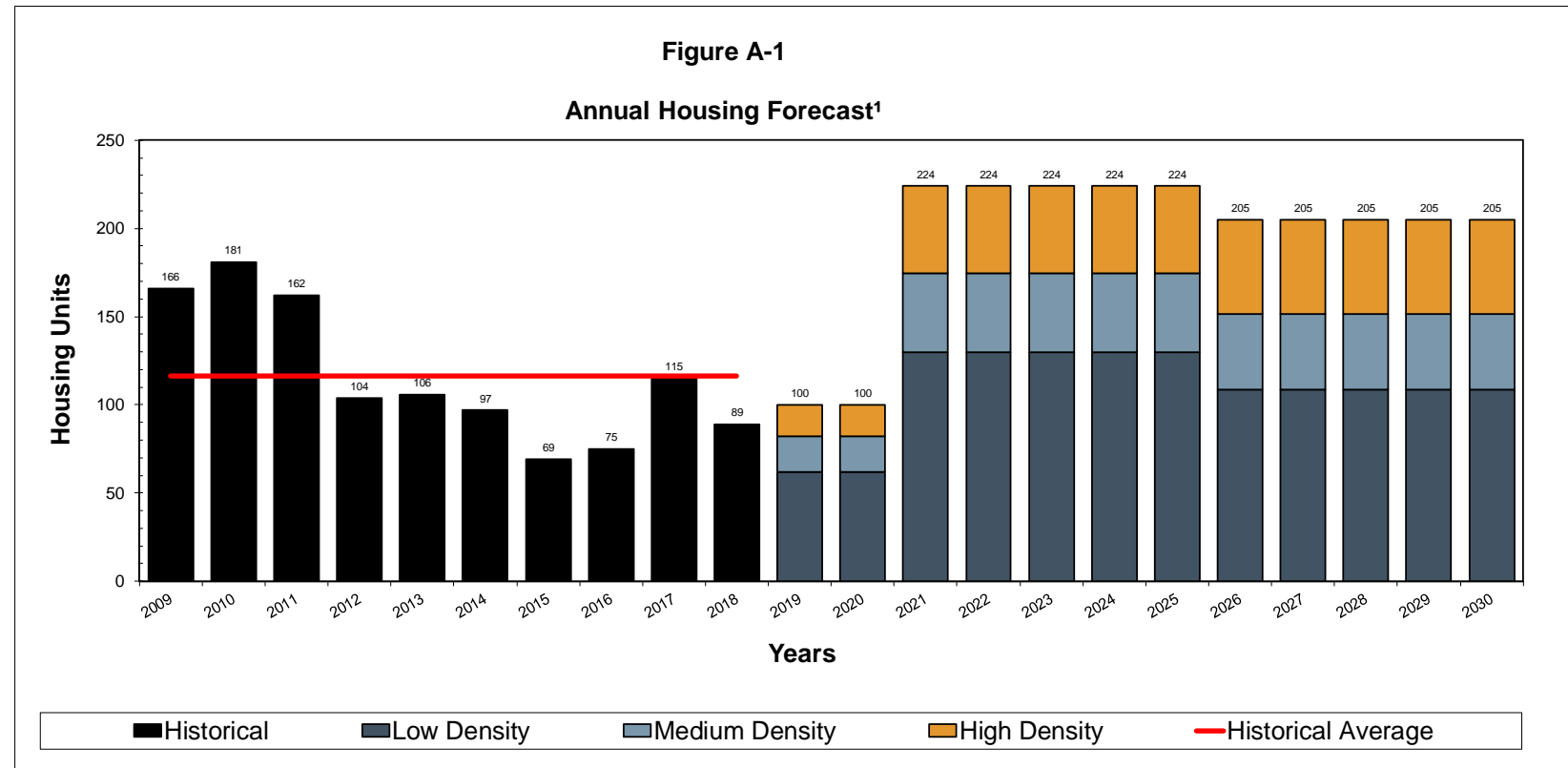
Year		Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Historical	Mid 2006	17,780	17,097	202	16,895	5,455	160	455	20	6,090	2.807
	Mid 2011	19,990	19,223	253	18,970	6,165	250	525	23	6,963	2.761
	Mid 2016	21,370	20,545	250	20,295	6,620	370	505	25	7,520	2.732
Forecast	Early 2019	21,950	21,104	257	20,847	6,827	374	529	25	7,755	2.722
	Early 2029	27,100	26,060	317	25,743	7,910	746	951	25	9,632	2.706
	Mid 2031	28,500	27,400	333	27,067	8,182	853	1,084	25	10,144	2.701
Incremental	Mid 2006 - Mid 2011	2,210	2,126	51	2,075	710	90	70	3	873	
	Mid 2011 - Mid 2016	1,380	1,322	-3	1,325	455	120	-20	2	557	
	Mid 2016 - Early 2019	580	559	7	552	207	4	24	0	235	
	Early 2019 - Early 2029	5,150	4,956	60	4,896	1,083	372	422	0	1,877	
	Early 2019 - Mid 2031	6,550	6,296	76	6,220	1,355	479	555	0	2,390	

Derived from Region of Waterloo Official Plan, June 18, 2015, by Watson & Associates Economists Ltd., 2019.

¹ Census undercount estimated at approximately 4.0%. 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: Historical housing activity derived from Township of Wilmot Development Services Department building permit data for 2009 to 2018.

¹ Growth forecast represents calendar year.



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

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2019 - 2029	1,079	372	422	1,873	5,012	(84)	4,928	60	4,988
	2019 - 2031	1,350	479	555	2,385	6,353	(98)	6,255	76	6,331
Rural	2019 - 2029	4	0	0	4	12	(43)	(31)	0	(31)
	2019 - 2031	5	0	0	5	15	(50)	(35)	0	(35)
Township of Wilmot	2019 - 2029	1,083	372	422	1,877	5,024	(127)	4,897	60	4,956
	2019 - 2031	1,355	479	555	2,390	6,368	(148)	6,220	76	6,296

Source: Watson & Associates Economists Ltd., 2019.

¹ Includes townhouses and apartments in duplexes.

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

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



**Schedule 3
Township of Wilmot
Current Year Growth Forecast
Mid 2016 to Early 2019**

		Population
Mid 2016 Population		20,545
Occupants of New Housing Units, Mid 2016 to Early 2019	<i>Units (2)</i>	235
	<i>multiplied by P.P.U. (3)</i>	2.857
	<i>gross population increase</i>	670
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2019	<i>Units</i>	7
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	7
Decline in Housing Unit Occupancy, Mid 2016 to Early 2019	<i>Units (4)</i>	7,520
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.016
	<i>total decline in population</i>	-118
Population Estimate to Early 2019		21,104
Net Population Increase, Mid 2016 to Early 2019		559

(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>	2.981	88%	2.632
<i>Multiples (6)</i>	2.380	2%	0.041
<i>Apartments (7)</i>	1.841	10%	0.185
Total		100%	2.857

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

(4) 2016 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 4
Township of Wilmot
Ten Year Growth Forecast
Early 2019 to Early 2029**

		Population
Early 2019 Population		21,104
Occupants of New Housing Units, Early 2019 to Early 2029	<i>Units (2)</i>	1,877
	<i>multiplied by P.P.U. (3)</i>	2,676
	<i>gross population increase</i>	5,024
Occupants of New Equivalent Institutional Units, Early 2019 to Early 2029	<i>Units</i>	54
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	59
Decline in Housing Unit Occupancy, Early 2019 to Early 2029	<i>Units (4)</i>	7,755
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.016
	<i>total decline in population</i>	-127
Population Estimate to Early 2029		26,060
Net Population Increase, Early 2019 to Early 2029		4,956

(1) Early 2019 Population based on:

2016 Population (20,545) + Mid 2016 to Early 2019 estimated housing units to beginning of forecast period (235 x 2.857 = 670) + (7 x 1.100 = 7) + (7,520 x -0.016 = -118) = 21,104

(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>	3.100	58%	1.789
<i>Multiples (6)</i>	2.414	20%	0.478
<i>Apartments (7)</i>	1.820	22%	0.409
<i>one bedroom or less</i> 1.305			
<i>two bedrooms or more</i> 2.110			
Total		100%	2.676

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

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

(4) Early 2019 households based upon 2016 Census (7,520 units) + Mid 2016 to Early 2019 unit estimate (235 units) = 7,755 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 5
Township of Wilmot
2031 Growth Forecast
Early 2019 to Mid 2031**

			Population
Early 2019 Population			21,104
Occupants of New Housing Units, Early 2019 to Mid 2031	Units (2)	2,390	
	multiplied by P.P.U. (3)	2.665	
	gross population increase	6,368	6,368
Occupants of New Equivalent Institutional Units, Early 2019 to Mid 2031	Units	69	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	76	76
Decline in Housing Unit Occupancy, Early 2019 to Mid 2031	Units (4)	7,755	
	multiplied by P.P.U. decline rate (5)	-0.019	
	total decline in population	-148	-148
Population Estimate to Mid 2031			27,400
Net Population Increase, Early 2019 to Mid 2031			6,296

(1) Early 2019 Population based on:

2016 Population (20,545) + Mid 2016 to Early 2019 estimated housing units to beginning of forecast period $(235 \times 2.857 = 670) + (7 \times 1.100 = 7)$
+ $(7,520 \times -0.016 = -118) = 21,104$

(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>	3.100	57%	1.758
<i>Multiples (6)</i>	2.414	20%	0.484
<i>Apartments (7)</i>	1.820	23%	0.423
<i>one bedroom or less</i>	1.305		
<i>two bedrooms or more</i>	2.110		
Total		100%	2.665

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

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

(4) Early 2019 households based upon 2016 Census (7,520 units) + Mid 2016 to Early 2019 unit estimate (235 units) = 7,755 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

Township of Wilmot Historical Residential Building Permits Years 2009 to 2018

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2009	139	6	21	166
2010	148	32	1	181
2011	155	4	3	162
2012	104	0	0	104
2013	86	16	4	106
Sub-total	632	58	29	719
Average (2009 - 2013)	126	12	6	144
% Breakdown	87.9%	8.1%	4.0%	100.0%
2014	58	29	10	97
2015	62	0	7	69
2016	69	0	6	75
2017	100	4	11	115
2018	76	0	13	89
Sub-total	365	33	47	445
Average (2014 - 2018)	73	7	9	89
% Breakdown	82.0%	7.4%	10.6%	100.0%
2009 - 2018				
Total	997	91	76	1,164
Average	100	9	8	116
% Breakdown	85.7%	7.8%	6.5%	100.0%

Source: Historical housing activity derived from Township of Wilmot Development Services Department building permit data for 2009 to 2018.

¹ Includes townhouses and apartments in duplexes.

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



Schedule 7a
Township of Wilmot
Persons Per Unit By Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						15 Year Historic Average	15 Year Forecast ¹
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.000	3.211	-	2.981		
6-10	-	-	1.667	3.387	-	3.225		
11-15	-	-	1.931	3.193	-	3.000	3.069	3.100
16-20	-	-	1.781	2.835	-	2.641		
20-25	-	-	1.857	3.092	-	2.892		
25-35	-	-	1.583	2.840	3.083	2.633		
35+	-	0.750	1.826	2.692	3.750	2.647		
Total	-	1.346	1.809	2.939	3.919	2.804		
Dwelling	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.963	3.145	-	2.891		
6-10	-	-	1.758	3.307	-	3.062		
11-15	-	-	1.882	3.164	-	2.939		
16-20	-	-	1.818	2.894	-	2.646		
20-25	-	-	1.824	2.973	-	2.802		
25-35	-	1.467	1.600	2.838	3.429	2.556		
35+	-	1.237	1.804	2.695	3.581	2.528		
Total	-	1.364	1.805	2.915	3.828	2.701		

¹ PPU has been forecasted based on 2001 to 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 7b
Waterloo Region
Persons Per Unit By Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Multiples ¹						15 Year Historic Average	15 Year Forecast ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.273	1.867	2.669	-	2.380		
6-10	-	1.205	1.886	2.600	-	2.384		
11-15	-	1.361	1.874	2.762	-	2.510	2.425	2.414
16-20	-	1.333	1.921	2.827	-	2.600		
20-25	-	1.500	1.860	2.813	4.636	2.563		
25-35	-	1.366	1.922	2.823	4.154	2.545		
35+	-	1.274	1.960	2.831	3.359	2.461		
Total	1.769	1.295	1.920	2.775	3.779	2.483		

Age of Dwelling	Apartments ²						15 Year Historic Average	15 Year Forecast ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.300	1.872	2.793	3.091	1.841		
6-10	-	1.303	1.990	2.487	-	1.796		
11-15	-	1.274	2.102	2.722	-	1.901	1.846	1.820
16-20	-	1.458	1.952	3.217	-	1.851		
20-25	-	1.362	1.904	3.106	-	1.809		
25-35	-	1.242	1.899	2.976	-	1.740		
35+	1.214	1.222	1.894	2.756	2.852	1.693		
Total	1.238	1.255	1.911	2.787	2.800	1.742		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.301	1.889	3.187	4.654	2.697
6-10	-	1.306	1.969	3.219	4.596	2.978
11-15	-	1.348	2.027	3.268	4.519	3.071
16-20	-	1.457	1.955	3.097	4.590	2.901
20-25	-	1.402	1.917	3.024	4.248	2.688
25-35	-	1.269	1.909	2.875	4.006	2.595
35+	1.462	1.250	1.898	2.693	4.020	2.358
Total	1.473	1.281	1.914	2.915	4.223	2.587

¹ Includes townhouses and apartments in duplexes.

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

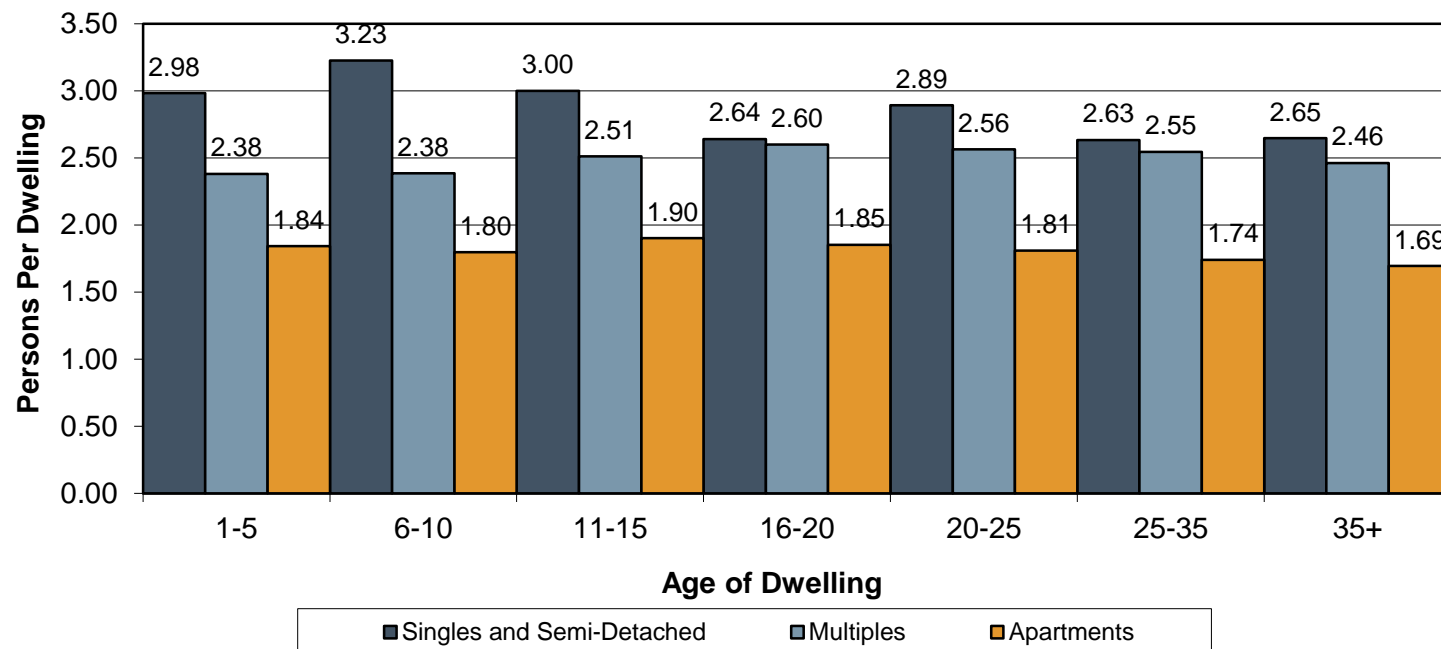
³ PPU has been forecasted based on 2001 to 2016 historical trends.

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
Township of Wilmot
Persons Per Unit By Structural Type and Age of Dwelling
(2016 Census)**



Multiple and Apartment P.P.U.s are based on Waterloo Region.



**Schedule 9a
Township of Wilmot
Employment Forecast, 2019 to 2031**

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	17,097	0.019	0.046	0.119	0.102	0.045	0.330	0.027	0.357	325	785	2,035	1,740	765	5,650	457	6,107	4,865
Mid 2011	19,223	0.015	0.059	0.094	0.089	0.059	0.315	0.027	0.342	290	1,125	1,798	1,713	1,130	6,055	522	6,577	4,930
Mid 2016	20,545	0.021	0.051	0.106	0.090	0.053	0.321	0.041	0.362	425	1,050	2,180	1,855	1,090	6,600	842	7,442	5,550
Early 2019	21,104	0.021	0.051	0.104	0.091	0.053	0.320	0.041	0.361	443	1,079	2,187	1,918	1,120	6,747	865	7,612	5,668
Early 2029	26,060	0.019	0.053	0.101	0.093	0.055	0.320	0.044	0.364	495	1,368	2,632	2,424	1,425	8,344	1,147	9,491	6,976
Mid 2031	27,400	0.019	0.053	0.100	0.093	0.055	0.321	0.044	0.365	521	1,452	2,753	2,560	1,504	8,789	1,211	10,000	7,337
Incremental Change																		
Mid 2006 - Mid 2011	2,126	-0.004	0.013	-0.026	-0.013	0.014	-0.015	0.000	-0.015	-35	340	-238	-28	365	405	65	470	65
Mid 2011 - Mid 2016	1,322	0.0056	-0.0074	0.0126	0.0012	-0.0057	0.0063	0.0138	0.0201	135	-75	383	143	-40	545	320	865	620
Mid 2016 - Early 2019	559	0.0003	0.0000	-0.0025	0.0006	0.0000	-0.0016	0.0000	-0.0016	18	29	7	63	30	147	23	170	118
Early 2019 - Early 2029	4,956	-0.0020	0.0014	-0.0026	0.0021	0.0016	0.0005	0.0030	0.0035	52	289	445	506	305	1,597	282	1,879	1,308
Early 2019 - Mid 2031	6,296	-0.002	0.002	-0.003	0.003	0.002	0.001	0.0032	0.0043	77	373	566	642	384	2,042	346	2,388	1,669
Annual Average																		
Mid 2006 - Mid 2011	425	-0.00078	0.00252	-0.00510	-0.00254	0.00281	-0.00310	0.00008	-0.00302	-7	68	-48	-6	73	81	13	94	13
Mid 2011 - Mid 2016	264	0.0011	-0.0015	0.0025	0.0002	-0.0011	0.0013	0.0028	0.0040	27	-15	77	29	-8	109	64	173	124
Mid 2016 - Early 2019	224	0.0001	0.0000	-0.0010	0.0002	0.0000	-0.0006	0.0000	-0.0006	7	12	3	25	12	59	9	68	47
Early 2019 - Early 2029	496	-0.00020	0.00014	-0.00026	0.00021	0.00016	0.00005	0.00030	0.00035	5	29	45	51	31	160	28	188	131
Early 2019 - Mid 2031	504	-0.00016	0.00015	-0.00025	0.00020	0.00015	0.00009	0.00026	0.00034	6	30	45	51	31	163	28	191	134

Source: Watson & Associates Economists Ltd., 2019.

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



Schedule 9b
Township of Wilmot
Employment & Gross Floor Area (G.F.A) Forecast, 2019 to 2031

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	17,097	325	2,035	1,740	765	4,865				
Mid 2011	19,223	290	1,798	1,713	1,130	4,930				
Mid 2016	20,545	425	2,180	1,855	1,090	5,550				
Early 2019	21,104	443	2,187	1,918	1,120	5,668				
Early 2029	26,060	495	2,632	2,424	1,425	6,976				
Mid 2031	27,400	521	2,753	2,560	1,504	7,337				
Incremental Change										
Mid 2006 - Mid 2011	2,126	-35	-238	-28	365	65				
Mid 2011 - Mid 2016	1,322	135	383	143	-40	620				
Mid 2016 - Early 2019	559	18	7	63	30	118	8,400	36,500	16,800	61,700
Early 2019 - Early 2029	4,956	52	445	506	305	1,308	534,000	293,500	170,800	998,300
Early 2019 - Mid 2031	6,296	77	566	642	384	1,669	678,900	372,400	215,000	1,266,300
Annual Average										
Mid 2006 - Mid 2011	425	-7	-48	-6	73	13				
Mid 2011 - Mid 2016	264	27	77	29	-8	124				
Mid 2016 - Early 2019	224	7	3	25	12	47	3,360	14,600	6,720	24,680
Early 2019 - Early 2029	496	5	45	51	31	131	53,400	29,350	17,080	99,830
Early 2019 - Mid 2031	525	6	45	51	31	134	54,312	29,792	17,200	101,304

Source: Watson & Associates Economists Ltd., 2019.

¹ Square Foot Per Employee Assumptions

Industrial 1,200

Commercial/ Population Related 580

Institutional 560

* Reflects Early 2019 to Mid 2031 forecast period

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



Schedule 9c
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ¹	Total Non- Residential G.F.A. S.F.	Employment Increase ²
Urban	2019 - 2029	534,000	293,500	170,800	998,300	1,256
	2019 - 2031	678,900	372,400	215,000	1,266,300	1,592
Rural	2019 - 2029	-	-	-	-	-
	2019 - 2031	-	-	-	-	-
Township of Wilmot	2019 - 2029	534,000	293,500	170,800	998,300	1,256
	2019 - 2031	678,900	372,400	215,000	1,266,300	1,592

Source: Watson & Associates Economists Ltd., 2019.

¹ Square feet per employee assumptions:

Industrial	1,200
Commercial	580
Institutional	560

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

* Reflects Early 2019 to Mid 2031 forecast period

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



Schedule 10
Township of Wilmot
Non-Residential Construction Value
Years 2007 to 2016
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	3,120	605	0	3,725	826	663	2,206	3,696	1,455	920	466	2,840	5,401	2,188	2,671	10,261
2008	3,996	450	4,845	9,291	8,231	804	2,280	11,315	445	63	1,938	2,445	12,671	1,317	9,063	23,051
2009	2,446	497	452	3,396	1,006	215	0	1,220	7,938	243	418	8,599	11,390	955	870	13,215
2010	3,702	1,015	0	4,716	2,414	524	12,142	15,080	1,483	1,607	0	3,090	7,599	3,145	12,142	22,886
2012	1,619	1,436	0	3,055	54	1,190	536	1,780	59	402	0	461	1,731	3,028	536	5,296
2013	2,267	537	421	3,224	1,336	1,489	0	2,825	53	184	1,073	1,310	3,656	2,209	1,494	7,359
2014	3,627	738	3,406	7,771	150	1,558	310	2,018	1,218	2,652	0	3,870	4,995	4,948	3,715	13,659
2015	3,789	446	502	4,737	1,408	242	0	1,650	21	92	0	113	5,219	779	502	6,500
2016	1,339	2,591	1,322	5,252	4,044	456	0	4,500	49	994	1,144	2,187	5,431	4,042	2,466	11,939
Subtotal	27,727	9,289	10,947	47,964	20,067	9,958	19,089	49,114	12,785	7,624	5,692	26,101	60,579	26,871	35,728	123,178
Percent of Total	58%	19%	23%	100%	41%	20%	39%	100%	49%	29%	22%	100%	49%	22%	29%	100%
Average	2,773	929	1,825	4,796	2,007	996	3,182	4,911	1,279	762	949	2,610	6,058	2,687	3,573	12,318
2007 - 2011 Period Total				23,924				36,342				18,160				78,426
2007 - 2011 Average				4,785				7,268				3,632				15,685
% Breakdown				30.5%				46.3%				23.2%				100.0%
2012 - 2016 Period Total				24,040				12,772				7,940				44,752
2012 - 2016 Average				4,808				2,554				1,588				8,950
% Breakdown				53.7%				28.5%				17.7%				100.0%
2007 - 2016 Period Total				47,964				49,114				26,101				123,178
2007 - 2016 Average				4,796				4,911				2,610				12,318
% Breakdown				38.9%				39.9%				21.2%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

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



Schedule 11
Township of Wilmot

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 which relate to local land-based resources
	<u>Primary Industry Employment</u>						
11	Agriculture, forestry, fishing and hunting	550	575	560	25	-15	
21	Mining and oil and gas extraction	10	0	45	-10	45	
Sub-total		560	575	605	15	30	
<u>Industrial and Other Employment</u>							Categories which relate primarily to industrial land supply and demand
22	Utilities	0	0	25	0	25	
23	Construction	340	345	325	5	-20	
31-33	Manufacturing	885	680	985	-205	305	
41	Wholesale trade	300	295	395	-5	100	
48-49	Transportation and warehousing	650	640	590	-10	-50	
56	Administrative and support	43	55	58	13	3	
Sub-total		2,218	2,015	2,378	-203	363	
<u>Population Related Employment</u>							Categories which relate primarily to population growth within the municipality
44-45	Retail trade	620	490	615	-130	125	
51	Information and cultural industries	45	25	70	-20	45	
52	Finance and insurance	185	140	240	-45	100	
53	Real estate and rental and leasing	90	60	120	-30	60	
54	Professional, scientific and technical services	150	245	290	95	45	
55	Management of companies and enterprises	0	15	0	15	-15	
56	Administrative and support	43	55	58	13	3	
71	Arts, entertainment and recreation	215	295	150	80	-145	
72	Accommodation and food services	315	420	490	105	70	
81	Other services (except public administration)	360	390	355	30	-35	
Sub-total		2,023	2,135	2,388	113	253	
<u>Institutional</u>							
61	Educational services	350	435	480	85	45	
62	Health care and social assistance	440	665	650	225	-15	
91	Public administration	60	165	100	105	-65	
Sub-total		850	1,265	1,230	415	-35	
Total Employment		5,650	5,990	6,600	340	610	
Population		17,097	19,223	20,545	2,126	1,322	
<u>Employment to Population Ratio</u>							
Industrial and Other Employment		0.13	0.10	0.12	-0.02	0.01	
Population Related Employment		0.12	0.11	0.12	-0.01	0.01	
Institutional Employment		0.05	0.07	0.06	0.02	-0.01	
Primary Industry Employment		0.03	0.03	0.03	0.00	0.00	
Total		0.33	0.31	0.32	-0.02	0.01	

Source: Statistics Canada Employment by Place of Work

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code



Appendix B

Historical Level of Service Calculations



Township of Wilmot
Service Standard Calculation Sheet

Service: Fire Facilities
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station 1 - Baden	5,951	5,951	5,951	5,951	5,951	5,951	5,951	5,951	5,951	5,951	\$151	\$178
Station 2 - New Dundee	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	\$108	\$128
Station 3 - New Hamburg	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$166	\$195
Total	24,051	24,051	24,051	24,051	24,051	24,051	24,051	24,051	24,051	24,051		

Population	18,367	18,770	19,223	19,656	19,922	20,179	20,393	20,546	20,667	20,901
Per Capita Standard	1.3095	1.2814	1.2512	1.2236	1.2073	1.1919	1.1794	1.1706	1.1637	1.1507

10 Year Average	2009-2018
Quantity Standard	1.2129
Quality Standard	\$153
Service Standard	\$185

D.C. Amount (before deductions)	10 Year
Forecast Population	4,897
\$ per Capita	\$185
Eligible Amount	\$908,198



**Township of Wilmot
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Station 1 - Baden											
1991 Pierce Lance (Bdn)	1	-	-	-	-	-	-	-	-	-	\$600,000
P1 Station 1 Pumper	1	1	1	1	1	1	1	1	1	1	\$600,000
P2 Station 1 Pumper (Back-up)	1	1	1	1	1	1	1	1	1	1	\$600,000
R7 Station 1 Rescue	1	1	1	1	1	1	1	1	1	1	\$400,000
T5 Station 1 Tanker	1	1	1	1	1	1	1	1	1	1	\$400,000
T6 Station 1 Tanker	1	1	1	1	1	1	1	1	1	1	\$400,000
Station 2 - New Dundee											
1986 International Heavy Rescue (ND)	1	-	-	-	-	-	-	-	-	-	\$400,000
P22 Training Pumper	1	1	1	1	1	1	1	1	1	1	\$600,000
2003 Freightliner Tanker (ND)	1	1	1	1	-	-	-	-	-	-	\$400,000
T25 Station 2 Tanker	-	-	-	-	1	1	1	1	1	1	\$400,000
P21 Station 2 Pumper	-	1	1	1	1	1	1	1	1	1	\$600,000
R27 Station 2 Rescue	-	1	1	1	1	1	1	1	1	1	\$400,000
Station 3 - New Hamburg											
T35 Station 3 Tanker	1	1	1	1	1	1	1	1	1	1	\$400,000
P31 Station 3 Pump Truck	1	1	1	1	1	1	1	1	1	1	\$600,000
A39 Station 3 Aerial	1	1	1	1	1	1	1	1	1	1	\$1,000,000
R37 Station 3 Rescue	1	1	1	1	1	1	1	1	1	1	\$400,000
Other Vehicles											
2000 Pontiac Montana	1	-	-	-	-	-	-	-	-	-	\$40,800
F1 Chief Pick-Up	-	1	1	1	1	1	1	1	1	1	\$60,000
F2 Public Ed. Fire Prevention Pick Up	-	-	-	-	-	1	1	1	1	1	\$40,900
Total	14	14	14	14	14	15	15	15	15	15	

Population	18,367	18,770	19,223	19,656	19,922	20,179	20,393	20,546	20,667	20,901
Per Capita Standard	0.0008	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007

10 Year Average	2009-2018
Quantity Standard	0.0007
Quality Standard	\$495,500
Service Standard	\$347

D.C. Amount (before deductions)	10 Year
Forecast Population	4,897
\$ per Capita	\$347
Eligible Amount	\$1,698,524



**Township of Wilmot
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Fire Fighter's Personal Equipment	75	75	75	75	75	75	75	80	80	80	\$3,200
Automated External Defibrillators	4	4	4	4	4	3	3	3	3	3	\$7,700
Generators	6	6	6	6	6	2	2	2	2	2	\$86,400
Hurst Compressors	2	2	2	2	2	2	2	2	2	2	\$23,800
Hurst Cutters	2	2	2	2	2	2	2	2	2	2	\$16,100
Hurst Jaws	2	2	2	2	2	2	2	2	2	2	\$11,600
Hurst Rams	3	3	3	3	3	3	3	3	3	3	\$6,400
K-12 Saws	3	3	3	3	3	3	3	3	3	3	\$1,900
MSA Galaxy Calibration Units	-	-	-	-	3	3	3	3	3	3	\$2,100
MSA MultiGas Detectors Altair4	-	-	-	-	4	4	4	4	4	4	\$1,100
Niki Jaws	1	1	1	1	1	1	1	1	1	1	\$29,200
Orion Detectors	3	3	3	3	3	3	3	3	3	3	\$2,100
Pagers	85	85	85	85	85	85	85	85	85	85	\$700
PID (Photo Ionization Detector)	1	1	1	1	1	1	1	1	1	1	\$7,700
Portabe Pumps (Transfer)	3	3	3	3	3	3	3	3	3	3	\$2,300
Portable Pumps (Fire Pumps)	6	6	6	6	8	7	7	7	7	7	\$8,400
Portable Tanks	6	6	6	6	4	4	4	4	4	4	\$2,300
Positive Pressure Fans	3	3	3	3	3	3	3	3	3	3	\$2,800
Quick Vent Saws	3	3	3	3	3	3	3	3	3	3	\$2,300
Radio System	1	1	1	1	1	1	1	1	1	1	\$243,300
SCBA (Scott Air Paks)	48	48	48	48	48	48	48	48	48	48	\$5,800
Scott Spare Air Cylinders	89	89	89	89	89	89	89	89	89	89	\$84,400
Smoke Ejectors	3	3	3	3	3	3	3	3	3	3	\$2,300
Thermal Imaging Cameras	3	3	3	3	3	3	3	3	3	3	\$10,900
Training Tower (Bdn)	1	1	1	1	1	1	1	1	1	1	\$22,800
Hurst Spreaders - Baden	1	1	1	1	1	1	1	1	1	1	\$10,900
Diesel Exhaust Extraction System - Station 1	-	-	-	-	-	-	-	1	1	1	\$35,700
Diesel Exhaust Extraction System - Station 2	-	-	-	-	-	-	1	1	1	1	\$35,700
Diesel Exhaust Extraction System - Station 3	-	-	-	-	-	-	-	-	1	1	\$35,700
Total	354	354	354	354	361	355	356	362	363	363	

Population	18,367	18,770	19,223	19,656	19,922	20,179	20,393	20,546	20,667	20,901
Per Capita Standard	0.0193	0.0189	0.0184	0.0180	0.0181	0.0176	0.0175	0.0176	0.0176	0.0174

10 Year Average	2009-2018
Quantity Standard	0.0180
Quality Standard	\$25,459
Service Standard	\$458

D.C. Amount (before deductions)	10 Year
Forecast Population	4,897
\$ per Capita	\$458
Eligible Amount	\$2,244,099



**Township of Wilmot
Service Standard Calculation Sheet**

Service: Roads
Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Gravel Roads (G/S)	39.00	38.00	37.00	36.00	35.00	34.00	33.00	32.00	31.00	30.00	\$258,580
Surface Treated Roads (LCB)	94.00	96.00	99.00	102.00	106.00	109.00	112.00	116.00	119.00	123.00	\$387,812
Hot Mix Asphalt Roads (HCB)	94.00	97.00	100.00	103.00	106.00	110.00	113.00	117.00	120.00	124.00	\$517,160
Less: Local Service Roads Est. (25% of total)	(56.75)	(57.75)	(59.00)	(60.25)	(61.75)	(63.25)	(64.50)	(66.25)	(67.50)	(69.25)	\$403,407
Total	170.25	173.25	177.00	180.75	185.25	189.75	193.50	198.75	202.50	207.75	

Population	18,367	18,770	19,223	19,656	19,922	20,179	20,393	20,546	20,667	20,901
Per Capita Standard	0.0093	0.0092	0.0092	0.0092	0.0093	0.0094	0.0095	0.0097	0.0098	0.0099

10 Year Average	2009-2018
Quantity Standard	0.0095
Quality Standard	\$431,021
Service Standard	\$4,095

D.C. Amount (before deductions)	10 Year
Forecast Population	4,897
\$ per Capita	\$4,095
Eligible Amount	\$20,051,746



Township of Wilmot
Service Standard Calculation Sheet

Service: Bridges, Culverts & Structures
Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Bridges	34	34	34	34	34	34	34	34	34	34	\$1,883,462
Culverts	5	5	5	5	5	5	5	5	5	5	\$584,767
Total	39	39	39	39	39	39	39	39	39	39	

Population	18,367	18,770	19,223	19,656	19,922	20,179	20,393	20,546	20,667	20,901
Per Capita Standard	0.0021	0.0021	0.0020	0.0020	0.0020	0.0019	0.0019	0.0019	0.0019	0.0019

10 Year Average	2009-2018
Quantity Standard	0.0020
Quality Standard	\$1,688,450
Service Standard	\$3,377

D.C. Amount (before deductions)	10 Year
Forecast Population	4,897
\$ per Capita	\$3,377
Eligible Amount	\$16,536,679



**Township of Wilmot
Service Standard Calculation Sheet**

Service: Public Works Facilities
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works Office	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$153	\$172
Roads Garage #1 (North Bldg) & Radio Tower	6,932	6,932	6,932	6,932	6,932	6,932	6,932	6,932	6,932	6,932	\$57	\$66
Utilities Garage (South Bldg)	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	\$43	\$51
Storage Buildings (2)	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	\$48	\$56
Roads Department Weigh Scale Bldg.	80	80	80	80	80	80	80	80	80	80	\$677	\$750
Salt Dome (100' X120')	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$34	\$41
Roads Garage #2 (East Bldg)	-	-	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	\$62	\$72
Total	27,808	27,808	32,858	32,858	32,858	32,858	32,858	32,858	32,858	32,858		

Population	18,367	18,770	19,223	19,656	19,922	20,179	20,393	20,546	20,667	20,901
Per Capita Standard	1.5140	1.4815	1.7093	1.6717	1.6493	1.6283	1.6112	1.5992	1.5899	1.5721

10 Year Average	2009-2018
Quantity Standard	1.6027
Quality Standard	\$61
Service Standard	\$98

D.C. Amount (before deductions)	10 Year
Forecast Population	4,897
\$ per Capita	\$98
Eligible Amount	\$481,179



**Township of Wilmot
Service Standard Calculation Sheet**

Service:

Public Works

Unit Measure:

No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Road Vehicles											
302-17 Roads Tandem Axle Dump Truck (T25)	1	1	1	1	1	1	1	1	1	1	\$300,000
301-17 Roads Single Axle Dump Truck (T26)	1	1	1	1	1	1	1	1	1	1	\$250,000
303-10 Roads Single Axle Dump Truck (T03)	1	1	1	1	1	1	1	1	1	1	\$250,000
304-10 Roads Pick-up (T04)	1	1	1	1	1	1	1	1	1	1	\$40,000
305-09 Roads Tandem Axle Dump Truck (T12)	1	1	1	1	1	1	1	1	1	1	\$300,000
306-15 Roads Single Axle Dump Truck (T23)	1	1	1	1	1	1	1	1	1	1	\$250,000
307-11 Roads Single Axle Dump Truck (T07)	1	1	1	1	1	1	1	1	1	1	\$250,000
309-14 Roads Stake Truck (T10)	1	1	1	1	1	1	1	1	1	1	\$60,000
311-10 Roads Sign Truck (T11)	1	1	1	1	1	1	1	1	1	1	\$65,000
308-14 Roads Tandem Axle Dump Truck (T22)	1	1	1	1	1	1	1	1	1	1	\$300,000
310-15 Roads Pick-Up (T24)	1	1	1	1	1	1	1	1	1	1	\$40,000
Roads Related Equipment											
(G8) 1995 Champion Grader Series 730A	1	1	1	1	1	1	1	1	1	1	\$295,000
(G9) 2008 JD870D Grader	1	1	1	1	1	1	1	1	1	1	\$295,000
(L2) John Deere 6125R Loader	1	1	1	1	1	1	1	1	1	1	\$143,300
(L3) 2003 John Deere 544H Artic.Loader	1	1	1	1	1	1	1	1	1	1	\$258,000
(SW1) 2007 JD3320 Sidewalk Tractor	1	1	1	1	1	1	1	1	1	1	\$140,000
2007 New Holland H616 Disc Mower	1	1	1	1	1	1	1	1	1	1	\$12,600
2008 Vermeer BC-1000XL Wood Clipper	1	1	1	1	1	1	1	1	1	1	\$45,900
2012 Smythe Power Sweeper	1	1	1	1	1	1	1	1	1	1	\$12,600
2012 Wacker RD12A-90 Asphalt Roller	1	1	1	1	1	1	1	1	1	1	\$18,300
Snowblower Attachment for L2	1	1	1	1	1	1	1	1	1	1	\$34,400
1990 Thompson Steamer	1	1	1	1	1	1	1	1	1	1	\$8,000
2011 Tiger Claw Gravel Retriever	-	-	1	1	1	1	1	1	1	1	\$12,600
2012 MIG Welder	1	1	1	1	1	1	1	1	1	1	\$2,900
2013 Brushcutters (2)	1	1	1	1	1	1	1	1	1	1	\$2,100
2013 Walk behind quick Cut Saw	1	1	1	1	1	1	1	1	1	1	\$2,100
2012 Air Compressor	1	1	1	1	1	1	1	1	1	1	\$2,900
2018 Holder Sidewalk Tractor C270	-	-	-	-	-	-	-	-	-	1	\$154,200
2014 Lucknow D9HD Snowblower Attachment	-	-	-	-	-	1	1	1	1	1	\$28,000
2014 Heat Design Asphalt Hot Box	-	-	-	-	-	1	1	1	1	1	\$27,000
Total	26	26	27	27	27	29	29	29	29	30	

Population	18,367	18,770	19,223	19,656	19,922	20,179	20,393	20,546	20,667	20,901
Per Capita Standard	0.0014	0.0014	0.0014	0.0014	0.0014	0.0014	0.0014	0.0014	0.0014	0.0014

10 Year Average	2009-2018
Quantity Standard	0.0014
Quality Standard	\$122,043
Service Standard	\$171

D.C. Amount (before deductions)	10 Year
Forecast Population	4,897
\$ per Capita	\$171
Eligible Amount	\$836,701



**Township of Wilmot
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Acre)
NEW HAMBURG											
CENTENNIAL PARKETTE (NH)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	
CONSTITUTION PARK	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	
RIVERSIDE PARK	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	
GREENWOOD PARK	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	
CATHERINE ST. PARK	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	
OPTIMIST PARK - became Bier Pk	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	
ARBORETUM (NH)	5.93	5.93	5.93	5.93	5.93	5.93	5.93	5.93	5.93	5.93	
NORMAN S. HILL PARK (NH)	21.99	21.99	21.99	21.99	21.99	21.99	21.99	21.99	21.99	21.99	
NORMAN S. HILL PARK FLATS (NH)	3.95	3.95	3.95	3.95	3.95	3.95	3.95	3.95	3.95	3.95	
WILLIAM SCOTT & HERITAGE PARKS (NH)	30.64	30.64	30.64	30.64	30.64	30.64	30.64	30.64	30.64	30.64	
KIRKPATRICK PARK (NH)	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97	
SPAHR PARK (in NH)	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	
BADEN											
LIVINGSTON SQUARE (Bdn)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
SIR ADAM BECK PARK (Bdn)	12.4	12.4	12.4	12.4	12.4	12.4	12.4	12.4	12.4	12.4	
BADEN PARK	-	-	-	-	-	-	-	-	-	-	
BRENNEMAN PARK (Bdn)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	
ACTIVA PARK (Bdn)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	
ST AGATHA											
ST. AGATHA CC PARK	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	
ST. AGATHA LIONS PARK - Wilma St	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	
NEW DUNDEE											
NEW DUNDEE CC PARK - excess land	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	
NEW DUNDEE PARK - Main St	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	
OPTIMIST PARKETTE (NEW DUNDEE)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	
PETERSBURG											
PETERSBURG PARK	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	
PETERSBURG PARK - excess land	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	
MANNHEIM											
MANNHEIM CC PARK	9.9	9.9	9.9	9.9	9.9	9.9	9.9	9.9	9.9	9.9	
TUERR PARK (Mannheim)	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	
HAYSVILLE											
HAYSVILLE CC PARK	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	



**Township of Wilmot
Service Standard Calculation Sheet**

Service: Parkland Development (Cont'd)
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Acre)
OTHER TOWNSHIP											
OASIS IN THE CENTRE - Wilmot Centre	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	
COMMUNITY PARK (WRC)	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	
SCHNELLER PARK	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	
Doug Fischer	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	
Linear Park Loop	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	
Captain MacCullum Park	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	
Foundry Street Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Goldschmidt Park	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	
Linear Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Sararas Park	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	
Schantz Park	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	
Administration Office Greenspace (East and West Lawn)	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	
Total	237.9	237.9	237.9	237.9	237.9	237.9	237.9	237.9	237.9	237.9	

Population	18,367	18,770	19,223	19,656	19,922	20,179	20,393	20,546	20,667	20,901
Per Capita Standard	0.0130	0.0127	0.0124	0.0121	0.0119	0.0118	0.0117	0.0116	0.0115	0.0114

10 Year Average	2009-2018
Quantity Standard	0.0120
Quality Standard	\$0
Service Standard	\$0

D.C. Amount (before deductions)	10 Year
Forecast Population	4,897
\$ per Capita	\$0
Eligible Amount	\$0



**Township of Wilmot
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
NEW HAMBURG											
CENTENNIAL PARKETTE (NH)											
Centennial Fountain	1	1	1	1	1	1	1	1	1	1	\$84,100
CONSTITUTION PARK											
Playground equipment-Constitution	2	2	2	2	2	2	2	2	2	2	\$55,200
Picnic shelter-Constitution	1	1	1	1	1	1	1	1	1	1	\$15,300
RIVERSIDE PARK											
Playground equipment-Riverside	1	1	1	1	1	1	1	1	1	1	\$2,600
Floral/stone 'New Hamburg' sign	1	1	1	1	1	1	1	1	1	1	\$25,800
Footbridge across Nith River	1	1	1	1	1	1	1	1	1	1	\$1,292,800
GREENWOOD PARK											
Playground equipment-Greenwood	1	1	1	1	1	1	1	1	1	1	\$22,700
CATHERINE ST. PARK											
Paved Pathways	1	1	1	1	1	1	1	1	1	1	\$27,300
OPTIMIST PARK - became Bier Pk											
Property - Bier Cres	1	1	1	1	1	1	1	1	1	1	\$66,300
Playground Equipment-Bier Cr	1	1	1	1	1	1	1	1	1	1	\$37,400
Right-of-way - Bier Cres	1	1	1	1	1	1	1	1	1	1	\$13,100
ARBORETUM (NH)											
Trees, signage,parking lot	1	1	1	1	1	1	1	1	1	1	\$43,100
NORMAN S. HILL PARK (NH)											
Ball diamonds - lighted, etc.	2	2	2	2	2	2	2	2	2	2	\$86,100
Ball diamonds - scrub	1	1	1	1	1	1	1	1	1	1	\$60,300
Bleachers/lighting (2, only)	1	1	1	1	1	1	1	1	1	1	\$261,700
Batters cage & equipment	1	1	1	1	1	1	1	1	1	1	\$22,700
Storage shed (Ball - the log cabin)	1	1	1	1	1	1	1	1	1	1	\$22,700
Playground Equipment (Arena)	1	1	1	1	1	1	1	1	1	1	\$27,500
Grandstand/booth/washrooms	1	1	1	1	1	1	1	1	1	1	\$482,600
Race track	1	1	1	1	1	1	1	1	1	1	\$258,600
Equipment shed (Arena)	1	1	1	1	1	1	1	1	1	1	\$55,000
Calf shelter	1	1	1	1	1	1	1	1	1	1	\$47,500
Multi-use Facility/shelter	1	1	1	1	1	1	1	1	1	1	\$82,200
WILLIAM SCOTT & HERITAGE PARKS (NH)											
Washrooms/canteen/storage	1	1	1	1	1	1	1	1	1	1	\$249,900
Picnic shelter #1	1	1	1	1	1	1	1	1	1	1	\$30,300
Picnic shelter #2	1	1	1	1	1	1	1	1	1	1	\$30,300
Tennis courts (2)	1	1	1	1	1	1	1	1	1	1	\$56,900
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$51,700
Mini Soccer Pitch, Goals	6	6	6	6	6	6	6	6	6	6	\$1,700
Boat launch facility	1	1	1	1	1	1	1	1	1	1	\$2,600
Pathway system, walking bridges	1	1	1	1	1	1	1	1	1	1	\$25,800



**Township of Wilmot
Service Standard Calculation Sheet**

Service: Parkland Amenities (Cont'd)
Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
KIRKPATRICK PARK (NH)											
Parking lot	1	1	1	1	1	1	1	1	1	1	\$13,900
Bandshell/gazebo	1	1	1	1	1	1	1	1	1	1	\$32,200
Swan shelter/fencing/decking	1	1	1	1	1	1	1	1	1	1	\$40,600
2002 Improvements	1	1	1	1	1	1	1	1	1	1	\$38,200
BADEN											
LIVINGSTON SQUARE (Bdn)											
Fountain-Livingston Square	1	1	1	1	1	1	1	1	1	1	\$31,100
Gazebo-Livingston Square	1	1	1	1	1	1	1	1	1	1	\$56,100
SIR ADAM BECK PARK (Bdn)											
Field House/washrooms/concession	1	1	1	1	1	1	1	1	1	1	\$153,700
Ball Diamonds(2)	2	2	2	2	2	2	2	2	2	2	\$86,100
Bleachers, fencing	1	1	1	1	1	1	1	1	1	1	\$12,200
Floodlighting	1	1	1	1	1	1	1	1	1	1	\$125,200
Storage sheds (2) (re: ball diamonds)	1	1	1	1	1	1	1	1	1	1	\$7,600
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$56,900
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$44,800
Jr. Playstructure	1	1	1	1	1	1	1	1	1	1	\$17,200
Tennis courts(2) incl. lights	1	1	1	1	1	1	1	1	1	1	\$140,000
Skateboard track	1	1	1	1	1	1	1	1	1	1	\$36,200
BADEN PARK											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$12,800
BRENNEMAN PARK (Bdn)											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$19,500
ST AGATHA											
ST. AGATHA CC PARK											
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$18,900
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$29,200
Ball Diamond	1	1	1	1	1	1	1	1	1	1	\$86,100
Bleachers, fencing	1	1	1	1	1	1	1	1	1	1	\$17,100
Floodlighting	1	1	1	1	1	1	1	1	1	1	\$75,900
Paved Parking Lot	1	1	1	1	1	1	1	1	1	1	\$56,100
ST. AGATHA LIONS PARK - Wilma St											
Playground equipment	1	1	1	1	1	1	1	1	1	1	\$43,100
NEW DUNDEE											
NEW DUNDEE CC PARK											
NDCC Ball Diamonds	-	1	1	1	1	1	1	1	1	1	\$659,200
Bleachers, (Relocated from ND Park)	1	1	1	1	1	1	1	1	1	1	\$48,000
Conession Booth/Equip. Storage	-	1	1	1	1	1	1	1	1	1	\$178,100
Parking Lot	-	-	-	1	1	1	1	1	1	1	\$134,200
NEW DUNDEE PARK - Main St											
Concession Booth-large	1	1	1	1	1	1	1	1	1	1	\$20,900
Concession Booth-small	1	1	1	1	1	1	1	1	1	1	\$5,700
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$30,300
Ball Diamond(scrub)	1	1	1	1	1	1	1	1	1	1	\$60,300
Double Tennis Courts (incl. lighting)	1	1	1	1	1	1	1	1	1	1	\$148,500
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$32,800
Beach volleyball court	1	1	1	1	1	1	1	1	1	1	\$6,800
Bandshell	1	1	1	1	1	1	1	1	1	1	\$183,900
Ball storage building	1	1	1	1	1	1	1	1	1	1	\$26,600



**Township of Wilmot
Service Standard Calculation Sheet**

Service: Parkland Amenities (Cont'd)
Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
OPTIMIST PARKETTE (NEW DUNDEE)											
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$30,300
PETERSBURG											
PETERSBURG PARK											
Parking lot - gravel	1	1	1	1	1	1	1	1	1	1	\$0
Booth/washrooms/shelter	1	1	1	1	1	1	1	1	1	1	\$206,600
Ball Diamond (lighted)	1	1	1	1	1	1	1	1	1	1	\$86,100
Bleachers/fencing	1	1	1	1	1	1	1	1	1	1	\$38,000
Floodlighting	1	1	1	1	1	1	1	1	1	1	\$75,900
Ball Diamond (not lighted)	1	1	1	1	1	1	1	1	1	1	\$60,300
Basketball court	1	1	1	1	1	1	1	1	1	1	\$34,500
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$48,300
MANNHEIM											
MANNHEIM CC PARK											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$21,000
Ball Diamond	1	1	1	1	1	1	1	1	1	1	\$86,100
Bleachers/fencing	1	1	1	1	1	1	1	1	1	1	\$17,100
Soccer Pitch, Goals	1	1	1	1	1	1	1	1	1	1	\$10,400
Basketball court	1	1	1	1	1	1	1	1	1	1	\$43,100
Picnic Shelter/Multi-Purpose Facility	1	1	1	1	1	1	1	1	1	1	\$69,800
Petting Zoo	1	1	1	1	1	1	1	1	1	1	\$9,500
Equipment shed	1	1	1	1	1	1	1	1	1	1	\$25,800
HAYSVILLE											
HAYSVILLE CC PARK											
Playground equipment/Volleyball court	1	1	1	1	1	1	1	1	1	1	\$17,100
Beach volleyball court	1	1	1	1	1	1	1	1	-	-	\$2,600
Ball Diamond (srub)	1	1	1	1	1	1	1	1	1	1	\$60,300
OTHER TOWNSHIP											
OASIS IN THE CENTRE - Wilmot Centre											
Sculpture, stone/concrete works, flower beds, etc.	1	1	1	1	1	1	1	1	1	1	\$178,200
COMMUNITY PARK (WRC)											
Playground Equipment	-	-	-	-	1	1	1	1	1	1	\$171,400
SCHNELLER PARK											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$16,300
Splashpad	-	-	-	-	1	1	1	1	1	1	\$368,660
Activa North Playground	-	-	-	-	-	1	1	1	1	1	\$29,364
Total	96	98	98	99	101	102	102	102	101	101	

Population	18,367	18,770	19,223	19,656	19,922	20,179	20,393	20,546	20,667	20,901
Per Capita Standard	0.0052	0.0052	0.0051	0.0050	0.0051	0.0051	0.0050	0.0050	0.0049	0.0048

10 Year Average	2009-2018
Quantity Standard	0.0050
Quality Standard	\$79,500
Service Standard	\$398

D.C. Amount (before deductions)	10 Year
Forecast Population	4,897
\$ per Capita	\$398
Eligible Amount	\$1,946,558



**Township of Wilmot
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
701-xx HVAC Technician Vehicle	1	1	1	1	1	1	1	1	1	1	\$35,000
702-xx Parks & Facilities Pick-Up Truck	1	1	1	1	1	1	1	1	1	1	\$35,000
703-xx Parks & Facilities Stake Truck	1	1	1	1	1	1	1	1	1	1	\$65,000
704-xx WRC Pick-up Truck	1	1	1	1	1	1	1	1	1	1	\$35,000
705-xx Parks & Facilities Pick-Up Truck	1	1	1	1	1	1	1	1	1	1	\$60,000
706-xx Parks & Facilities Maintenance Vehicle	1	1	1	1	1	1	1	1	1	1	\$40,600
707-xx Parks & Facilities Pick-Up Truck	-	-	-	-	1	1	1	1	1	1	\$40,000
Back-up Generator (NDCC)	-	-	-	-	-	-	-	1	1	1	\$68,800
Back-up Generator (SACC)	-	-	-	-	-	-	-	1	1	1	\$58,400
Back-up Generator (WRC)	-	-	1	1	1	1	1	1	1	1	\$311,100
Ball Diamond Groomer (Parks)	1	1	1	1	1	1	1	1	1	1	\$7,900
Floor Burnisher (Facilities)	-	-	1	1	1	1	1	1	1	1	\$4,500
Floor Burnisher (WRC)	1	1	1	1	1	1	1	1	1	1	\$7,800
Floor Scrubber (NHCC)	1	1	1	1	1	1	1	1	1	1	\$11,200
Floor Scrubber (St Agatha)	-	1	1	1	1	1	1	1	1	1	\$10,000
Floor Scrubber (WRC)	1	1	1	1	1	1	1	1	1	1	\$10,200
Floor Scrubber - Ride-On (WRC)	-	-	1	1	1	1	1	1	1	1	\$15,800
Heavy Duty Trailer (Parks)	1	1	1	1	1	1	1	1	1	1	\$7,300
Ice Resurfacer (WRC)	2	2	2	2	2	2	2	2	2	2	\$150,100
Lawn Mower (Riverside Cemetery)	1	1	1	1	1	1	1	1	1	1	\$20,600
Post Hole Auger (Parks)	1	1	1	1	1	1	1	1	1	1	\$6,300
Scissor Lift (Parks)	-	-	1	1	1	1	1	1	1	1	\$25,100
Scissor Lift (WRC)	1	1	1	1	1	1	1	1	1	1	\$11,400
Aerator (Parks)	1	1	1	1	1	1	1	1	1	1	\$8,900
Skid Loader (Parks)	1	1	1	1	1	1	1	1	1	1	\$50,000
Snow Blower (Parks)	1	1	1	1	1	1	1	1	1	1	\$9,500
Snow/Salter Attachment (Parks)	1	1	1	1	1	1	1	1	1	1	\$9,900
Sound System (Grandstand)	1	1	1	1	1	1	1	1	1	1	\$40,600
Spreader/Mixer (Parks)	1	1	1	1	1	1	1	1	1	1	\$13,200
Tractor (Parks)	1	1	1	1	1	1	1	1	1	1	\$69,800
Tractor (WRC)	-	-	-	-	1	1	1	1	1	1	\$45,800
Tractor - Maintenance (St Agatha Parks)	1	1	1	1	1	1	1	1	1	1	\$15,600
Tractor/Loader (Parks)	-	-	-	-	-	-	-	1	1	1	\$69,800
Brush Chipper (Parks)	1	1	1	1	1	1	1	1	1	1	\$43,000
Utility Vehicle (Horticultural)	1	1	1	1	1	1	1	1	1	1	\$20,100
Utility Vehicle (New Dundee)	-	-	1	1	1	1	1	1	1	1	\$15,600
Utility Vehicle (New Hamburg)	-	-	-	-	1	1	1	1	1	1	\$15,700
Total	27	28	33	33	36	36	36	39	39	39	

Population	18,367	18,770	19,223	19,656	19,922	20,179	20,393	20,546	20,667	20,901
Per Capita Standard	0.0015	0.0015	0.0017	0.0017	0.0018	0.0018	0.0018	0.0019	0.0019	0.0019

10 Year Average	2009-2018
Quantity Standard	0.0018
Quality Standard	\$38,367
Service Standard	\$69

D.C. Amount (before deductions)	10 Year
Forecast Population	4,897
\$ per Capita	\$69
Eligible Amount	\$338,187



**Township of Wilmot
Service Standard Calculation Sheet**

Service: Parks & Recreation Facilities
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
New Hamburg Arena & CC - 251 Jacob Street, New Hamburg	33,601	33,601	33,601	33,601	33,601	33,601	33,601	33,601	33,601	33,601	\$178	\$199
Old Town Hall - 121 Huron St - New Hamburg	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$63	\$73
Wilmot Community Pool - Waterloo St., New Hamburg	9,705	9,705	9,705	-	-	-	-	-	-	-	\$158	\$177
Haysville Community Centre - Huron Rd., New Hamburg	5,762	5,762	5,762	5,762	5,762	5,762	5,762	5,762	5,762	5,762	\$177	\$198
Mannheim Park Community Centre	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	\$59	\$68
Wilmot Seniors Woodworking Shop and Addition - Beck Street, Baden	4,626	4,626	4,626	4,626	4,626	4,626	4,626	4,626	4,626	4,626	\$104	\$118
New Dundee Community Centre - Queen Street, New Dundee	7,085	7,085	7,085	7,085	7,085	7,085	7,085	7,085	7,085	7,085	\$140	\$158
St. Agatha Community Centre, Addition and Facilities - Erb's Rd., St. Agatha	9,040	9,040	9,040	9,040	9,040	9,040	9,040	9,040	9,040	9,040	\$181	\$203
Wilmot Recreation Centre	101,000	101,000	101,000	162,200	162,200	162,200	162,200	162,200	162,200	162,200	\$216	\$241
Centennial Building - Beck Street, Baden	3,516	3,516	3,516	3,516	-	-	-	-	-	-	\$125	\$141
Total	181,370	181,370	181,370	232,865	229,349	229,349	229,349	229,349	229,349	229,349		

Population	18,367	18,770	19,223	19,656	19,922	20,179	20,393	20,546	20,667	20,901
Per Capita Standard	9.8748	9.6628	9.4351	11.8470	11.5123	11.3657	11.2465	11.1627	11.0974	10.9731

10 Year Average	2009-2018
Quantity Standard	10.8177
Quality Standard	\$219
Service Standard	\$2,370

D.C. Amount (before deductions)	10 Year
Forecast Population	4,897
\$ per Capita	\$2,370
Eligible Amount	\$11,606,674



**Township of Wilmot
Service Standard Calculation Sheet**

Service: Library Facilities
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
New Hamburg Library	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	\$451	\$477
Baden Library	1,890	1,890	1,890	1,890	1,890	1,890	1,890	1,890	1,890	1,890	\$145	\$156
New Dundee Library	-	-	-	1,615	1,615	1,615	1,615	1,615	1,615	1,615	\$145	\$156
Total	3,845	3,845	3,845	5,460	5,460	5,460	5,460	5,460	5,460	5,460		

Population	18,367	18,770	19,223	19,656	19,922	20,179	20,393	20,546	20,667	20,901
Per Capita Standard	0.2093	0.2048	0.2000	0.2778	0.2741	0.2706	0.2677	0.2657	0.2642	0.2612

10 Year Average	2009-2018
Quantity Standard	0.2495
Quality Standard	\$283
Service Standard	\$71

D.C. Amount (before deductions)	10 Year
Forecast Population	4,897
\$ per Capita	\$71
Eligible Amount	\$345,630



Appendix C

Cash-Flow Calculation



**Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Fire - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$110.29	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(109,171)	-	-	-	502	110.29	55,408	(53,763)	(1,613)	(55,376)
2020	(55,376)	23,450	24,154	-	502	113.59	57,070	(22,459)	(674)	(23,133)
2021	(23,133)	-	-	-	502	117.00	58,782	35,649	356	36,005
2022	36,005	-	-	-	502	120.51	60,545	96,551	966	97,516
2023	97,516	-	-	-	502	124.13	62,362	159,878	1,599	161,477
2024	161,477	-	-	-	502	127.85	64,233	225,709	2,257	227,967
2025	227,967	-	-	-	502	131.69	66,160	294,126	2,941	297,067
2026	297,067	-	-	-	502	135.64	68,144	365,212	3,652	368,864
2027	368,864	402,000	509,242	-	502	139.71	70,189	(70,189)	(2,106)	(72,294)
2028	(72,294)	-	-	-	502	143.90	72,294	0	0	0
Total		425,450	533,395	0	5,024		635,187		7,379	

Note: Numbers may not add due to rounding

**Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Fire - Industrial**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.333	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(35,032)	-	-	-	53,400	0.333	17,780	(17,252)	(518)	(17,770)
2020	(17,770)	7,525	7,751	-	53,400	0.343	18,313	(7,207)	(216)	(7,423)
2021	(7,423)	-	-	-	53,400	0.353	18,863	11,440	114	11,554
2022	11,554	-	-	-	53,400	0.364	19,429	30,983	310	31,293
2023	31,293	-	-	-	53,400	0.375	20,012	51,304	513	51,817
2024	51,817	-	-	-	53,400	0.386	20,612	72,429	724	73,153
2025	73,153	-	-	-	53,400	0.398	21,230	94,384	944	95,328
2026	95,328	-	-	-	53,400	0.409	21,867	117,195	1,172	118,367
2027	118,367	129,000	163,413	-	53,400	0.422	22,523	(22,523)	(676)	(23,199)
2028	(23,199)	-	-	-	53,400	0.434	23,199	0	0	0
Total		136,525	171,164	0	534,000		203,829		2,368	

Note: Numbers may not add due to rounding

**Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Fire - Commercial/Institutional**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.201	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(18,412)	-	-	-	46,430	0.201	9,345	(9,067)	(272)	(9,340)
2020	(9,340)	3,955	4,074	-	46,430	0.207	9,625	(3,788)	(114)	(3,902)
2021	(3,902)	-	-	-	46,430	0.214	9,914	6,012	60	6,073
2022	6,073	-	-	-	46,430	0.220	10,211	16,284	163	16,447
2023	16,447	-	-	-	46,430	0.227	10,518	26,965	270	27,234
2024	27,234	-	-	-	46,430	0.233	10,833	38,067	381	38,448
2025	38,448	-	-	-	46,430	0.240	11,158	49,606	496	50,102
2026	50,102	-	-	-	46,430	0.248	11,493	61,595	616	62,211
2027	62,211	67,800	85,887	-	46,430	0.255	11,838	(11,838)	(355)	(12,193)
2028	(12,193)	-	-	-	46,430	0.263	12,193	0	0	0
Total		71,755	89,961	0	464,300		107,129		1,245	

Note: Numbers may not add due to rounding



**Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Roads - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$588.09	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings/ (Cost)	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020				
2019	(1,254,237)	-	-	-	502	588.09	295,455	(958,782)	(28,763)	(987,546)
2020	(987,546)	410,824	423,149	-	502	605.73	304,319	(1,106,376)	(33,191)	(1,139,567)
2021	(1,139,567)	232,000	246,129	-	502	623.90	313,448	(1,072,248)	(32,167)	(1,104,415)
2022	(1,104,415)	540,752	590,894	-	502	642.62	322,852	(1,372,458)	(41,174)	(1,413,632)
2023	(1,413,632)	-	-	-	502	661.90	332,537	(1,081,094)	(32,433)	(1,113,527)
2024	(1,113,527)	-	-	-	502	681.75	342,513	(771,014)	(23,130)	(794,144)
2025	(794,144)	-	-	-	502	702.21	352,789	(441,356)	(13,241)	(454,596)
2026	(454,596)	-	-	-	502	723.27	363,372	(91,224)	(2,737)	(93,961)
2027	(93,961)	516,737	654,587	-	502	744.97	374,274	(374,274)	(11,228)	(385,502)
2028	(385,502)	-	-	-	502	767.32	385,502	(0)	(0)	(0)
Total		1,700,313	1,914,758	0	5,024		3,387,061		(218,065)	

Note: Numbers may not add due to rounding

**Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Roads - Industrial**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.490	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings / (Cost)	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq. ft. per Year Inflated at (3%) Starting in 2020				
2019	(111,094)	-	-	-	53,400	0.490	26,170	(84,924)	(2,548)	(87,472)
2020	(87,472)	36,389	37,480	-	53,400	0.505	26,955	(97,997)	(2,940)	(100,937)
2021	(100,937)	20,549	21,801	-	53,400	0.520	27,764	(94,974)	(2,849)	(97,823)
2022	(97,823)	47,897	52,338	-	53,400	0.536	28,597	(121,565)	(3,647)	(125,212)
2023	(125,212)	-	-	-	53,400	0.552	29,454	(95,758)	(2,873)	(98,630)
2024	(98,630)	-	-	-	53,400	0.568	30,338	(68,292)	(2,049)	(70,341)
2025	(70,341)	-	-	-	53,400	0.585	31,248	(39,093)	(1,173)	(40,266)
2026	(40,266)	-	-	-	53,400	0.603	32,186	(8,080)	(242)	(8,323)
2027	(8,323)	45,770	57,980	-	53,400	0.621	33,151	(33,151)	(995)	(34,146)
2028	(34,146)	-	-	-	53,400	0.639	34,146	0	0	0
Total		150,605	169,599	0	534,000		300,008		(19,315)	

Note: Numbers may not add due to rounding

**Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Roads - Commercial/Institutional**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$1.027	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings / (Cost)	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq. ft. per Year Inflated at (3%) Starting in 2020				
2019	(202,465)	-	-	-	46,430	1.027	47,694	(154,772)	(4,643)	(159,415)
2020	(159,415)	66,317	68,307	-	46,430	1.058	49,125	(178,597)	(5,358)	(183,955)
2021	(183,955)	37,451	39,731	-	46,430	1.090	50,598	(173,088)	(5,193)	(178,280)
2022	(178,280)	87,291	95,385	-	46,430	1.122	52,116	(221,549)	(6,646)	(228,196)
2023	(228,196)	-	-	-	46,430	1.156	53,680	(174,516)	(5,235)	(179,751)
2024	(179,751)	-	-	-	46,430	1.191	55,290	(124,461)	(3,734)	(128,195)
2025	(128,195)	-	-	-	46,430	1.227	56,949	(71,246)	(2,137)	(73,383)
2026	(73,383)	-	-	-	46,430	1.263	58,657	(14,726)	(442)	(15,168)
2027	(15,168)	83,414	105,667	-	46,430	1.301	60,417	(60,417)	(1,813)	(62,230)
2028	(62,230)	-	-	-	46,430	1.340	62,230	(0)	(0)	(0)
Total		274,473	309,090	0	464,300		546,757		(35,201)	

Note: Numbers may not add due to rounding



**Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Parks and Recreation - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,428.07	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(26,281)	131,710	131,710		502	1,428.07	717,465	559,474	5,595	565,069
2020	565,069	13,851	14,267		502	1,470.92	738,989	1,289,791	12,898	1,302,689
2021	1,302,689	5,643,793	5,987,500		502	1,515.04	761,158	(3,923,653)	(117,710)	(4,041,362)
2022	(4,041,362)	44,865	49,025		502	1,560.50	783,993	(3,306,394)	(99,192)	(3,405,586)
2023	(3,405,586)	265,367	298,673		502	1,607.31	807,513	(2,896,746)	(86,902)	(2,983,649)
2024	(2,983,649)	940,500	1,090,297		502	1,655.53	831,738	(3,242,208)	(97,266)	(3,339,474)
2025	(3,339,474)	-	-		502	1,705.20	856,691	(2,482,783)	(74,484)	(2,557,267)
2026	(2,557,267)	73,103	89,907		502	1,756.35	882,391	(1,764,783)	(52,943)	(1,817,726)
2027	(1,817,726)	-	-		502	1,809.04	908,863	(908,863)	(27,266)	(936,129)
2028	(936,129)	-	-		502	1,863.31	936,129	0	0	0
Total		7,113,189	7,661,379	0	5,024		8,224,930		(537,270)	

Note: Numbers may not add due to rounding

**Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Parks and Recreation - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.378	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(1,383)	6,932	6,932		99,830	0.378	37,761	29,446	294	29,740
2020	29,740	729	751		99,830	0.390	38,894	67,884	679	68,563
2021	68,563	297,042	315,132		99,830	0.401	40,061	(206,508)	(6,195)	(212,703)
2022	(212,703)	2,361	2,580		99,830	0.413	41,263	(174,021)	(5,221)	(179,241)
2023	(179,241)	13,967	15,720		99,830	0.426	42,501	(152,460)	(4,574)	(157,034)
2024	(157,034)	49,500	57,384		99,830	0.439	43,776	(170,643)	(5,119)	(175,762)
2025	(175,762)	-	-		99,830	0.452	45,089	(130,673)	(3,920)	(134,593)
2026	(134,593)	3,848	4,732		99,830	0.465	46,442	(92,883)	(2,786)	(95,670)
2027	(95,670)	-	-		99,830	0.479	47,835	(47,835)	(1,435)	(49,270)
2028	(49,270)	-	-		99,830	0.494	49,270	0	0	0
Total		374,378	403,230	0	998,300		432,891		(28,277)	

Note: Numbers may not add due to rounding

**Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Library - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$59.52	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(1,409)	-	-		502	59.52	29,901	28,492	285	28,777
2020	28,777	-	-		502	61.30	30,798	59,576	596	60,172
2021	60,172	-	-		502	63.14	31,722	91,894	919	92,813
2022	92,813	294,246	321,530		502	65.04	32,674	(196,044)	(5,881)	(201,925)
2023	(201,925)	-	-		502	66.99	33,654	(168,271)	(5,048)	(173,319)
2024	(173,319)	-	-		502	69.00	34,664	(138,655)	(4,160)	(142,815)
2025	(142,815)	-	-		502	71.07	35,704	(107,111)	(3,213)	(110,324)
2026	(110,324)	-	-		502	73.20	36,775	(73,550)	(2,206)	(75,756)
2027	(75,756)	-	-		502	75.39	37,878	(37,878)	(1,136)	(39,014)
2028	(39,014)	-	-		502	77.66	39,014	(0)	(0)	(0)
Total		294,246	321,530	0	5,024		342,785		(19,846)	

Note: Numbers may not add due to rounding



Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Library - Non-Residential

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.016	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings / (Cost)	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2020				
2019	(74)	-	-	-	99,830	0.016	1,574	1,500	15	1,515
2020	1,515	-	-	-	99,830	0.016	1,621	3,136	31	3,167
2021	3,167	-	-	-	99,830	0.017	1,670	4,837	48	4,885
2022	4,885	15,487	16,923	-	99,830	0.017	1,720	(10,318)	(310)	(10,628)
2023	(10,628)	-	-	-	99,830	0.018	1,771	(8,856)	(266)	(9,122)
2024	(9,122)	-	-	-	99,830	0.018	1,824	(7,298)	(219)	(7,517)
2025	(7,517)	-	-	-	99,830	0.019	1,879	(5,637)	(169)	(5,807)
2026	(5,807)	-	-	-	99,830	0.019	1,936	(3,871)	(116)	(3,987)
2027	(3,987)	-	-	-	99,830	0.020	1,994	(1,994)	(60)	(2,053)
2028	(2,053)	-	-	-	99,830	0.021	2,053	0	0	0
Total		15,487	16,923	0	998,300		18,041		(1,045)	

Note: Numbers may not add due to rounding

Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Administration Studies - Residential

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$154.56	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings / (Cost)	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020				
2019	(50,487)	-	-	-	502	154.56	77,653	27,166	272	27,438
2020	27,438	525,620	541,389	-	502	159.20	79,983	(433,968)	(13,019)	(446,987)
2021	(446,987)	35,938	38,126	-	502	163.98	82,382	(402,731)	(12,082)	(414,813)
2022	(414,813)	28,800	31,471	-	502	168.90	84,854	(361,430)	(10,843)	(372,273)
2023	(372,273)	22,320	25,121	-	502	173.96	87,399	(309,995)	(9,300)	(319,295)
2024	(319,295)	76,120	88,244	-	502	179.18	90,021	(317,517)	(9,526)	(327,043)
2025	(327,043)	25,920	30,950	-	502	184.56	92,722	(265,270)	(7,958)	(273,229)
2026	(273,229)	-	-	-	502	190.09	95,504	(177,725)	(5,332)	(183,057)
2027	(183,057)	10,800	13,681	-	502	195.80	98,369	(98,369)	(2,951)	(101,320)
2028	(101,320)	-	-	-	502	201.67	101,320	(0)	(0)	(0)
Total		725,518	768,982	0	5,024		890,208		(70,739)	

Note: Numbers may not add due to rounding

Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Administration - Industrial

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.129	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings / (Cost)	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2020				
2019	(4,472)	-	-	-	53,400	0.129	6,878	2,406	24	2,430
2020	2,430	46,557	47,953	-	53,400	0.133	7,084	(38,439)	(1,153)	(39,592)
2021	(39,592)	3,183	3,377	-	53,400	0.137	7,297	(35,672)	(1,070)	(36,742)
2022	(36,742)	2,551	2,787	-	53,400	0.141	7,516	(32,014)	(960)	(32,974)
2023	(32,974)	1,977	2,225	-	53,400	0.145	7,741	(27,458)	(824)	(28,281)
2024	(28,281)	6,742	7,816	-	53,400	0.149	7,974	(28,124)	(844)	(28,968)
2025	(28,968)	2,296	2,741	-	53,400	0.154	8,213	(23,496)	(705)	(24,201)
2026	(24,201)	-	-	-	53,400	0.158	8,459	(15,742)	(472)	(16,214)
2027	(16,214)	957	1,212	-	53,400	0.163	8,713	(8,713)	(261)	(8,974)
2028	(8,974)	-	-	-	53,400	0.168	8,974	(0)	(0)	(0)
Total		64,263	68,112	0	534,000		78,850		(6,266)	

Note: Numbers may not add due to rounding



Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Administration - Commercial/Institutional

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.270	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(8,150)	-	-	-	46,430	0.270	12,535	4,385	44	4,429
2020	4,429	84,848	87,394	-	46,430	0.278	12,911	(70,053)	(2,102)	(72,155)
2021	(72,155)	5,801	6,155	-	46,430	0.286	13,299	(65,011)	(1,950)	(66,961)
2022	(66,961)	4,649	5,080	-	46,430	0.295	13,698	(58,344)	(1,750)	(60,094)
2023	(60,094)	3,603	4,055	-	46,430	0.304	14,108	(50,041)	(1,501)	(51,542)
2024	(51,542)	12,288	14,245	-	46,430	0.313	14,532	(51,255)	(1,538)	(52,793)
2025	(52,793)	4,184	4,996	-	46,430	0.322	14,968	(42,821)	(1,285)	(44,106)
2026	(44,106)	-	-	-	46,430	0.332	15,417	(28,689)	(861)	(29,550)
2027	(29,550)	1,743	2,208	-	46,430	0.342	15,879	(15,879)	(476)	(16,356)
2028	(16,356)	-	-	-	46,430	0.352	16,356	0	0	0
Total		117,117	124,133	0	464,300		143,702		(11,419)	

Note: Numbers may not add due to rounding

Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Water - Residential

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$192.35	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(400,053)	-	-	-	501	192.35	96,408	(303,645)	(9,109)	(312,754)
2020	(312,754)	300,000	309,000	-	501	198.12	99,300	(522,454)	(15,674)	(538,128)
2021	(538,128)	-	-	-	501	204.07	102,279	(435,849)	(13,075)	(448,925)
2022	(448,925)	-	-	-	501	210.19	105,347	(343,577)	(10,307)	(353,885)
2023	(353,885)	-	-	-	501	216.50	108,508	(245,377)	(7,361)	(252,738)
2024	(252,738)	264,024	306,076	-	501	222.99	111,763	(447,052)	(13,412)	(460,463)
2025	(460,463)	-	-	-	501	229.68	115,116	(345,347)	(10,360)	(355,708)
2026	(355,708)	-	-	-	501	236.57	118,569	(237,139)	(7,114)	(244,253)
2027	(244,253)	-	-	-	501	243.67	122,126	(122,126)	(3,664)	(125,790)
2028	(125,790)	-	-	-	501	250.98	125,790	0	0	0
Total		564,024	615,076	0	5,012		1,105,206		(90,077)	

Note: Numbers may not add due to rounding

Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Water - Industrial

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.160	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(35,435)	-	-	-	53,400	0.160	8,539	(26,895)	(807)	(27,702)
2020	(27,702)	26,572	27,370	-	53,400	0.165	8,795	(46,276)	(1,388)	(47,665)
2021	(47,665)	-	-	-	53,400	0.170	9,059	(38,605)	(1,158)	(39,763)
2022	(39,763)	-	-	-	53,400	0.175	9,331	(30,432)	(913)	(31,345)
2023	(31,345)	-	-	-	53,400	0.180	9,611	(21,734)	(652)	(22,386)
2024	(22,386)	23,386	27,111	-	53,400	0.185	9,899	(39,598)	(1,188)	(40,785)
2025	(40,785)	-	-	-	53,400	0.191	10,196	(30,589)	(918)	(31,507)
2026	(31,507)	-	-	-	53,400	0.197	10,502	(21,005)	(630)	(21,635)
2027	(21,635)	-	-	-	53,400	0.203	10,817	(10,817)	(325)	(11,142)
2028	(11,142)	-	-	-	53,400	0.209	11,142	0	0	0
Total		49,958	54,480	0	534,000		97,893		(7,979)	

Note: Numbers may not add due to rounding



Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Water - Commercial/Institutional

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.335	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2020				
2019	(64,579)	-	-	-	46,430	0.335	15,563	(49,016)	(1,470)	(50,486)
2020	(50,486)	48,428	49,880	-	46,430	0.345	16,030	(84,337)	(2,530)	(86,867)
2021	(86,867)	-	-	-	46,430	0.356	16,510	(70,357)	(2,111)	(72,468)
2022	(72,468)	-	-	-	46,430	0.366	17,006	(55,462)	(1,664)	(57,126)
2023	(57,126)	-	-	-	46,430	0.377	17,516	(39,610)	(1,188)	(40,798)
2024	(40,798)	42,620	49,408	-	46,430	0.389	18,041	(72,165)	(2,165)	(74,330)
2025	(74,330)	-	-	-	46,430	0.400	18,583	(55,748)	(1,672)	(57,420)
2026	(57,420)	-	-	-	46,430	0.412	19,140	(38,280)	(1,148)	(39,429)
2027	(39,429)	-	-	-	46,430	0.425	19,714	(19,714)	(591)	(20,306)
2028	(20,306)	-	-	-	46,430	0.437	20,306	0	0	0
Total		91,048	99,289	0	464,300		178,408		(14,541)	

Note: Numbers may not add due to rounding

Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Wastewater - Residential

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,064.37	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020				
2019	(303,680)	-	-	-	501	1,064.37	533,460	229,780	2,298	232,078
2020	232,078	614,364	632,795	-	501	1,096.30	549,464	148,747	1,487	150,234
2021	150,234	1,882,580	1,997,229	-	501	1,129.19	565,948	(1,281,047)	(38,431)	(1,319,478)
2022	(1,319,478)	2,262,686	2,472,498	-	501	1,163.06	582,926	(3,209,051)	(96,272)	(3,305,322)
2023	(3,305,322)	-	-	-	501	1,197.95	600,414	(2,704,908)	(81,147)	(2,786,055)
2024	(2,786,055)	264,024	306,076	-	501	1,233.89	618,426	(2,473,705)	(74,211)	(2,547,916)
2025	(2,547,916)	-	-	-	501	1,270.91	636,979	(1,910,937)	(57,328)	(1,968,265)
2026	(1,968,265)	-	-	-	501	1,309.04	656,088	(1,312,177)	(39,365)	(1,351,542)
2027	(1,351,542)	-	-	-	501	1,348.31	675,771	(675,771)	(20,273)	(696,044)
2028	(696,044)	-	-	-	501	1,388.76	696,044	0	0	0
Total		5,023,654	5,408,598	0	5,012		6,115,521		(403,243)	

Note: Numbers may not add due to rounding

Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Wastewater - Industrial

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.885	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2020				
2019	(26,898)	-	-	-	53,400	0.885	47,251	20,353	204	20,556
2020	20,556	54,417	56,050	-	53,400	0.911	48,669	13,175	132	13,307
2021	13,307	166,749	176,904	-	53,400	0.939	50,129	(113,469)	(3,404)	(116,873)
2022	(116,873)	200,417	219,001	-	53,400	0.967	51,633	(284,241)	(8,527)	(292,768)
2023	(292,768)	-	-	-	53,400	0.996	53,182	(239,587)	(7,188)	(246,774)
2024	(246,774)	23,386	27,111	-	53,400	1.026	54,777	(219,108)	(6,573)	(225,681)
2025	(225,681)	-	-	-	53,400	1.057	56,420	(169,261)	(5,078)	(174,339)
2026	(174,339)	-	-	-	53,400	1.088	58,113	(116,226)	(3,487)	(119,713)
2027	(119,713)	-	-	-	53,400	1.121	59,856	(59,856)	(1,796)	(61,652)
2028	(61,652)	-	-	-	53,400	1.155	61,652	0	0	0
Total		444,969	479,066	0	534,000		541,681		(35,717)	

Note: Numbers may not add due to rounding



Township of Wilmot
2019 Development Charges Study
Cash Flow Calculation - Wastewater - Commercial/Institutional

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$1.855	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings / (Cost)	
2019	(49,022)	-	-	-	46,430	1.855	86,114	37,092	371	37,463
2020	37,463	99,174	102,149	-	46,430	1.910	88,697	24,011	240	24,252
2021	24,252	303,896	322,403	-	46,430	1.968	91,358	(206,793)	(6,204)	(212,997)
2022	(212,997)	365,254	399,123	-	46,430	2.027	94,099	(518,021)	(15,541)	(533,562)
2023	(533,562)	-	-	-	46,430	2.087	96,922	(436,640)	(13,089)	(449,739)
2024	(449,739)	42,620	49,408	-	46,430	2.150	99,830	(399,318)	(11,980)	(411,298)
2025	(411,298)	-	-	-	46,430	2.215	102,824	(308,473)	(9,254)	(317,728)
2026	(317,728)	-	-	-	46,430	2.281	105,909	(211,818)	(6,355)	(218,173)
2027	(218,173)	-	-	-	46,430	2.349	109,086	(109,086)	(3,273)	(112,359)
2028	(112,359)	-	-	-	46,430	2.420	112,359	0	0	0
Total		810,944	873,084	0	464,300		987,199		(65,094)	

Note: Numbers may not add due to rounding



Appendix D

Long-Term Capital and Operating Cost Examination



Appendix D: Long-Term Capital and Operating Cost Examination

As a requirement of the 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 D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2018 Financial Information Return (FIR).

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.

Table D-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 municipal 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 D-1
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Wastewater Services	152,218	196,824	349,042
Water Services	18,211	16,103	34,314
Roads and Related	158,157	26,564	184,720
Fire Protection Services	36,875	14,913	51,789
Parks and Recreation	461,469	151,734	613,204
Library Services	10,442	-	10,442
Administration	-	-	-
Total	837,373	406,138	1,243,511



Appendix E

Local Service Policy



Appendix E: Local Service Policy

The following provides local service and developer contribution policy for the Township.

1. Collector Roads

- 1.1 Collector roads internal to development – direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 1.2 Collector roads external to development – if local service within the area to which the plan relates, include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

2. Traffic Signals and Intersection Improvements

- 2.1 Local streets / private entrances / entrances to specific developments – direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 2.2 Minor arterial / collector road intersections including signalization, with regional roads – regional responsibility.
- 2.3 Intersection improvements/signalization on other local roads due to development growth increasing traffic – include in D.C. calculation (excluding private entrance signals), as required under s.5(1) of the D.C.A.

3. Streetlights

- 3.1 Streetlights on regional (arterial) roads – Include in area municipal D.C. (based on ten-year standards as per s.5(1) of the D.C.A.), or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- 3.2 Streetlights on area municipal (collector) roads – Linked to collector road funding source.

4. Sidewalks

- 4.1 Sidewalks on regional (arterial) roads – include in D.C. (based on ten year standards as per s.5(1) of the D.C.A.), or in exceptional circumstances may be direct developer responsibility through local service provisions (s.59 of D.C.A.).



- 4.2 Sidewalks on area municipal (collector) roads – Linked to collector road funding source.
- 4.3 Other sidewalks external to development (which are local service within the area to which the plan relates) – direct developer responsibility as a local service provision (under s.59 of the D.C.A.).

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

- 5.1 Bike lanes with road allowance – include in D.C. road costs (regional and area municipal), consistent with the service standard provisions of the D.C.A., s.5(1).
- 5.2 Bike paths outside road allowance – include in D.C. calculation consistent with the service standard provision of the D.C.A., s.5(1).

6. Noise Abatement Measures

- 6.1 Internal to development – direct developer responsibility through local service provisions (s.59 of the D.C.A.).

7. Traffic Control Systems

- 7.1 Include in D.C. calculation, based on ten-year standards, as required under s.5(1) of the D.C.A.

8. Land Acquisition for Road Allowances

- 8.1 Land acquisition for arterial roads – Dedication under the *Planning Act* subdivision provisions (s.51) through development lands; in areas with limited or no development, include in the Regional D.C. (to the extent eligible).
- 8.2 Land acquisition for collector roads – Dedication under the *Planning Act* subdivision provision (s.51) through development lands (up to 26 metre right of way); in areas with limited or no development, include in area municipal D.C. (to the extent eligible).

9. Storm Water Management

- 9.1 Quality and quantity works – direct developer responsibility through local service provisions (s.59 of the D.C.A.) including downstream or adjacent erosion works.



10. Water and Wastewater

- 10.1 Major truck mains and pumping station to be included with the D.C.
- 10.2 Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.



Appendix F

Proposed D.C. By-law

THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NUMBER 2019-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

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

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

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

AND WHEREAS the *Development Charges Act, 1997* (the “Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

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

AND WHEREAS the Council of The Corporation of the Township of Wilmot has given notice of and held a public meeting on the 24th day of June, 2019 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WILMOT ENACTS AS FOLLOWS:

1. INTERPRETATION

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

“Act” means the *Development Charges Act*, as amended, or any successor thereof;

“accessory use” means where used to describe a use, building, or structure that the use, building or structure is naturally or normally incidental, subordinate in

purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“apartment unit” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

“bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“benefiting area” means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

“board of education” has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

“bona fide farm uses” means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

“Building Code Act” means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;

“capital cost” means costs incurred or proposed to be incurred by the township or a local board thereof directly or by others on behalf of and as authorized by the Township or local board,

(a) to acquire land or an interest in land, including a leasehold interest,

(b) to improve land,

(c) to acquire, lease, construct or improve buildings and structures,

(d) to acquire, construct or improve facilities including,

- i. furniture and equipment other than computer equipment, and
- ii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and

- iii. rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study

required for the provision of services designated in this By-law within or outside the Township, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the Township;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

“development charge” means a charge imposed with respect to this by-law;

“dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

“existing” means the number, use and size that existed as of August 25, 2014;

“farm building” means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming and that is used essentially for the housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds. Examples include encompassing barns, silos and other ancillary development to an agricultural use.

“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (ii) loading facilities above or below grade; and
 - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

“institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

“Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board,

commission, committee, 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, including school purposes, of the Township of Wilmot or any part or parts thereof;;

“local services” means those services, facilities or things which are under the jurisdiction of the Township of Wilmot and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“lodging house” means a dwelling or residential building containing one or more lodging units designated to accommodate four or more residents. There residents may share common areas of the dwelling other than the lodging units, and do not appear to function as a household. This shall not include a group home, hospital or any residential care facility licensed, approved or supervised under any general or specific Act, or a hotel or motel. This shall include but not be limited to student residences, convents, tourist homes and nursing homes;

“lodging unit” means a room or set of rooms located in a lodging house designed to be used for sleeping and living accommodation which:

- (a) is designed for the exclusive use of the resident or residents of the unit;
- (b) is not normally accessible to persons other than the residents or residents of the unit; and
- (c) may contain either a bathroom or kitchen but does not contain both for the exclusive use of the resident or residents of the units.

“multiple dwellings” means all dwellings other than single-detached, semi-detached and apartment unit dwellings;

“Township” means the Corporation of the Township of Wilmot;

“non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the Town, as amended and approved;

“owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed’

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

“regulation” means any regulation made pursuant to the Act;

“residential dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

“residential use” means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;

“service” means a service designed in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;

“servicing agreement” means an agreement between a landowner and the Township relative to the provision of municipal services to specified land within the Township;

“single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure;

“Township” means the area within the geographic limits of the Township of Wilmot; and

2. DESIGNATION OF SERVICES

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

- (a) Transportation Services;
- (b) Fire Protection Services;
- (c) Parks and Recreation Services;
- (d) Library Services;
- (e) Administration Services;
- (f) Wastewater Services; and
- (g) Water Services

2.2 The components of the services designated in section 2.1 are described in Schedule A.

3. APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this by-law where:

- (a) the lands are located in the area described in section 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Wilmot whether or not the land or use thereof is exempt from taxation under s.13 or the *Assessment Act*.

3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:

- (a) the Township or a local board thereof;
- (b) a board of education; or
- (c) the Corporation of the Region of Waterloo or a local board thereof;

Approvals for Development

3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (ii) the approval of a minor variance under section 45 of the *Planning Act*;
- (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
- (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (v) a consent under section 53 of the *Planning Act*;
- (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
- (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

(b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.

(c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

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

- (a) an enlargement to an existing dwelling unit;
 - (b) one or two additional dwelling units in an existing single detached dwelling; or
 - (c) one additional dwelling unit in any other existing residential building;
- 3.6 Notwithstanding section 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
 - (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.
- 3.8 Exemption for Industrial Development:
 - 3.8.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
 - 3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection 1) by the amount of the enlargement.

3.9 Other Exemptions:

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

- (a) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*;
- (b) A home occupation;
- (c) Development creating or adding an accessory use or accessory structure;
- (d) Temporary use permitted under a zoning by-law under Section 39 of the *Planning Act*;
- (e) Non-residential farm buildings constructed for bona fide farm uses.

Amount of Charges

Residential

- 3.10 The development charges set out in Schedule B shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

- 3.11 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

- 3.12 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.11, by the gross floor area that has been or will be demolished or converted to another principal use;

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

Time of Payment of Development Charges

- 3.13 Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.14 Despite section 3.13, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this by-law.

5. INDEXING

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually without amendment to this by-law, on December 1st of each year, in accordance with the prescribed index in the Act.

6. SCHEDULES

- 6.1 The following schedules shall form part of this By-law:

Schedule A – Components of Services Designated in subsection 2.1

Schedule B – Residential and Non-Residential Schedule of Development Charges

7. CONFLICTS

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

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

9. DATE BY-LAW IN FORCE

- 9.1 This By-law shall come into effect at 12:01 AM on _____, 2019.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire at 12:01 AM on _____, 2024 unless it is repealed by Council at an earlier date.

PASSED THIS ____th day of _____, 2019

Mayor

Township Clerk

**SCHEDULE “A”
TO BY-LAW 2019-_____**
COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1

100% Eligible Services

Transportation Services

Roads

Bridges and Culverts

Public Works Facilities

Public Works Rolling Stock

Fire Protection Services

Fire Stations

Fire Vehicles

Fire Small Equipment and Gear

90% Eligible Services

Parks and Recreation Services

Parkland Development

Vehicles and Equipment

Indoor Recreation Facilities

Library Services

Library Facilities

Administrative Services

Growth-related Studies

Municipal Water and Wastewater Urban Service Area (New Hamburg and Baden)

Wastewater Services

Wastewater Systems

Water Services

Water Systems

**SCHEDULE “B”
TO BY-LAW 2019-____
SCHEDULE OF DEVELOPMENT CHARGES**

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Lodging Units	Industrial (per sq.ft. of Gross Floor Area)	Commercial/Institutional (per sq.ft. of Gross Floor Area)
Municipal Wide Services:							
Roads and Related	1,823	1,241	767	1,388	647	0.49	1.03
Fire Protection Services	343	233	144	261	122	0.33	0.20
Parks and Recreation	4,427	3,013	1,864	3,372	1,571	0.38	0.38
Library Services	185	126	78	141	65	0.02	0.02
Administration	479	326	202	365	170	0.13	0.27
Total Municipal Wide Services	7,257	4,939	3,055	5,527	2,575	1.35	1.89
Urban Services							
Wastewater Services	3,300	2,246	1,389	2,513	1,171	0.88	1.85
Water Services	596	406	251	454	212	0.16	0.34
Total Urban Services	3,896	2,652	1,640	2,967	1,383	1.04	2.19
GRAND TOTAL RURAL AREA	7,257	4,939	3,055	5,527	2,575	1.35	1.89
GRAND TOTAL URBAN AREA	11,152	7,591	4,695	8,494	3,958	2.39	4.08