

TOWNSHIP OF WILMOT

**2014 DEVELOPMENT CHARGES
BACKGROUND STUDY**

JULY 28, 2014



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 **Planning for growth**

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1. INTRODUCTION

1. INTRODUCTION

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997* (s.10), and accordingly, recommends new development charges and policies for the Township of Wilmot.

The Township retained Watson & Associates Economists Ltd. (Watson) to undertake a Development Charges (DC) Study, with the process commencing in February 2014. Watson worked with senior staff of the Township in preparing the DC analysis and policy recommendations.

This DC Background Study, containing the proposed DC 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 DC Background Study, as summarized in Chapter 4. It also addresses the forecast amount, type and location of growth (Chapter 3), the requirement for "rules" governing the imposition of the charges (Chapter 7) and the proposed by-law to be made available as part of the approval process (Appendix E).

In addition, the report is designed to set out sufficient background on the legislation, the Township's current DC policy (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to interested parties.

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

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

1.2 Summary of the Process

The Public Meeting required under Section 12 of the *Development Charges Act, 1997*, has been scheduled for August 11, 2014. Its purpose is to present the study to the public and to solicit public input on the proposed DC By-Law. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Township's development charges by-law.

In accordance with the legislation, the DC Background Study and proposed DC By-Law will be available for public review by July 28, 2014.

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 Study and Council adoption of the DC by-law, currently scheduled for August 25, 2014.

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

FIGURE 1-1
SCHEDULE OF KEY DEVELOPMENT CHARGE PROCESS DATES
FOR THE TOWNSHIP OF WILMOT

1.	Data collection, staff interviews, preparation of DC calculations	February - June 2014
2.	Preparation of Draft DC findings	May - June, 2014
3.	Review of draft findings with Staff	June, 2014
4.	Statutory notice of Public Meeting Ad placed in newspaper(s)	by July 21, 2014
5.	DC Background Study and proposed DC By-Law made available to the public	July 28, 2014
6.	Public Meeting of Council	August 11, 2014
7.	Council considers adoption of DC Background Study and passage of DC By-Law	August 25, 2014
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 DC pamphlet	By 60 days after in force date

2. CURRENT TOWNSHIP OF WILMOT DC POLICY

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2.1 Schedule of Charges

On August 10, 2009, the Township of Wilmot passed By-Law 2009-30 under the *Development Charges Act, 1997*. The by-law came into force September 1, 2009 and will expire on August 31, 2014. By-law 2009-30 imposes development charges by service on a Township-wide basis, with the exception of water and sewer services, which are only imposed in the serviced area.

2.2 Services Covered

The following are the services covered under By-law 2009-30:

- a) Roads Services;
- b) Public Works Services
- c) Fire Protection Services;
- d) Outdoor Recreation Services;
- e) Indoor Recreation Services;
- f) Library Services;
- g) Administration Services
- h) Wastewater Services; and
- i) Water Services.

The by-law provides for mandatory annual indexing of the charges for, on the anniversary date, each year that the by-law is in effect. Table 2-1 provides the charges currently in effect, as well as a breakdown of the charges by service component.

2.3 Timing of DC Calculation and Payment

The development charges are payable at the time of building permit issuance in relation to a building or structure on land to which the development charge applies. However, this timing can change if Council enters into an agreement providing for alternative payment options.

2.4 Redevelopment Credit

The by-law provides DC credits for residential redevelopments, provided a building permit has been issued for the development within 60 months from the date the demolition permit was issued. The amount of the credit provided cannot exceed the total development charge that would otherwise be payable.

Table 2-1
Township of Wilmot Current Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single & Semi-Detached	Apartments With >= 2 Bedrooms	Apartments With < 2 Bedrooms	Other Multiples	Lodging Units	Industrial (per sq.ft. of Gross Floor Area)	Commercial/ Institutional (per sq.ft. of Gross Floor Area)
Township-wide							
Roads Services	\$ 2,534	\$ 1,713	\$ 1,203	\$ 2,110	\$ 796	\$ 0.80	\$ 1.73
Public Works Facilities	\$ 449	\$ 303	\$ 214	\$ 374	\$ 142	\$ 0.14	\$ 0.31
Fire Protection Services	\$ 329	\$ 222	\$ 157	\$ 274	\$ 103	\$ 0.15	\$ 0.10
Outdoor Recreation Services	\$ 619	\$ 419	\$ 294	\$ 517	\$ 194	\$ 0.04	\$ 0.08
Indoor Recreation Services	\$ 884	\$ 596	\$ 419	\$ 735	\$ 277	\$ 0.06	\$ 0.12
Library Services	\$ 181	\$ 122	\$ 85	\$ 151	\$ 57	\$ 0.01	\$ 0.02
Administration	\$ 113	\$ 77	\$ 53	\$ 94	\$ 35	\$ 0.03	\$ 0.07
Township-Wide Subtotal	\$ 5,109	\$ 3,452	\$ 2,425	\$ 4,255	\$ 1,604	\$ 1.23	\$ 2.43
New Hamburg/Baden							
Wastewater Services	\$ 1,122	\$ 759	\$ 532	\$ 935	\$ 352	\$ 0.27	\$ 0.53
Water Services	\$ 454	\$ 305	\$ 215	\$ 378	\$ 143	\$ 0.12	\$ 0.27
New Hamburg/Baden Subtotal	\$ 1,576	\$ 1,064	\$ 747	\$ 1,313	\$ 495	\$ 0.39	\$ 0.80
TOTAL	\$ 6,685	\$ 4,516	\$ 3,172	\$ 5,568	\$ 2,099	\$ 1.62	\$ 3.23

2.5 Exemptions

The Township's existing DC by-law includes statutory exemptions from payment of development charges with respect to:

- industrial building expansions up to 50% of GFA;
- intensification within existing residential developments, with up to 2 additional apartments permitted within existing low density dwellings and 1 additional dwelling unit permitted within medium and high density dwellings; and
- local government and school boards.

The DC by-law also provides non-statutory exemptions from payment of development charges with respect to:

- 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;
- development creating or adding an accessory use or accessory structure;
- temporary use permitted under a zoning by-law under Section 30 of the *Planning Act*; and
- non-residential farm buildings constructed for bona fide farm uses.

3. ANTICIPATED DEVELOPMENT IN THE TOWNSHIP OF WILMOT

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3.1 Requirements of the Act

Chapter 4 provides the methodology for calculating a development charge as per the *Development Charges Act, 1997*. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the development charge that may be imposed, it is a requirement of Section 5 (1) of the *Development Charges Act* 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 (2014-2024), and 20-year (2014-2034) time horizon.

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

The DC growth forecast has been derived from the Region of Waterloo Official Plan, 2010. In compiling the growth forecast, the following information sources were also consulted to help assess residential and non-residential development potential over the forecast period; including:

- The Township of Wilmot 2009 Development Charge (DC) Study, prepared by Watson & Associates Economists Ltd.;
- Township of Wilmot Official Plan, Office Consolidation, 2006;
- 2011 Census data; and
- Discussions with Wilmot planning staff regarding anticipated residential and non-residential development potential for the Township.

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.

The population is summarized both including and excluding the net Census undercount. The Census undercount represents the net number of persons missed during Census enumeration.

As of 2011, the net Census undercount is estimated at approximately 4%. It is noted that the DC calculation has been derived based on the population forecast excluding the net Census undercount. Accordingly, all references provided herein to the population forecast exclude the Census undercount.

As identified in Table 3-1 and *Schedule 1*, the Township's population is anticipated to reach approximately 24,660 by 2024, and 29,760 by 2034 resulting in an increase of 4,560 and 9,660 persons, respectively, over the 10-year, 20-year and long-term (2014 to 2034) forecast periods.

FIGURE 3-1
HOUSEHOLD FORMATION – BASED POPULATION AND HOUSEHOLD FORECAST
MODEL

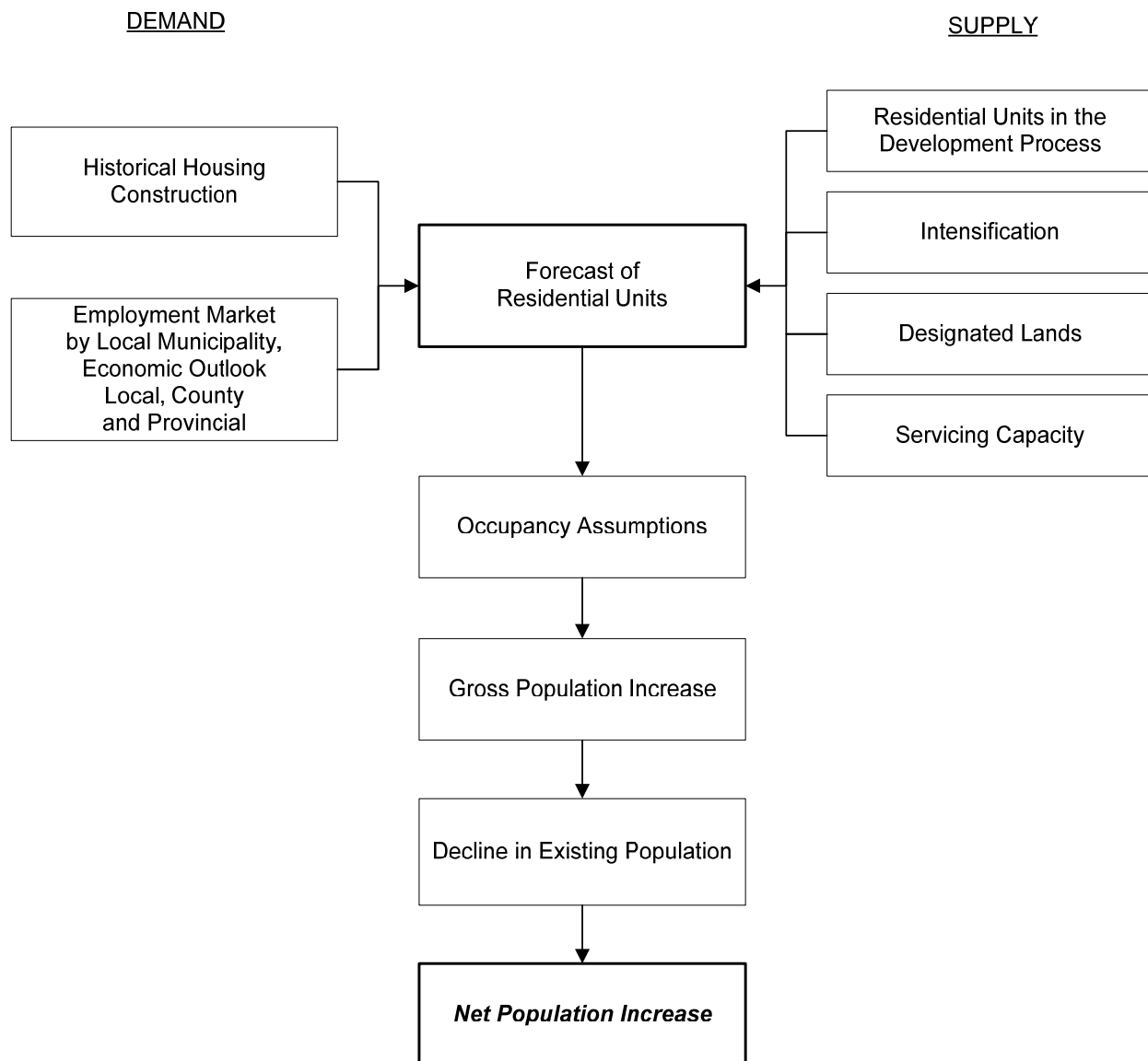


TABLE 3-1
TOWNSHIP OF WILMOT
RESIDENTIAL GROWTH FORECAST SUMMARY

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units					Person Per Unit (PPU)
			Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Mid 2001	14,866	15,500	4,480	130	545	50	5,205	2.86
Mid 2006	17,097	17,800	5,490	155	455	10	6,110	2.80
Mid 2011	19,223	20,000	6,165	250	525	20	6,960	2.76
Mid 2014	20,101	20,900	6,515	270	529	20	7,334	2.74
Mid 2024	24,664	25,600	8,080	457	556	20	9,112	2.71
Mid 2029	27,433	28,500	8,973	563	571	20	10,127	2.71
Mid 2034	29,757	30,900	9,762	657	584	20	11,024	2.70
Mid 2001 - Mid 2006	2,231	2,300	1,010	25	-90	-40	905	
Mid 2006 - Mid 2011	2,126	2,200	675	95	70	10	850	
Mid 2011 - Mid 2014	878	900	350	20	4	0	374	
Mid 2014 - Mid 2024	4,563	4,700	1,565	187	27	0	1,778	
Mid 2014 - Mid 2034	9,657	10,000	3,247	387	55	0	3,690	

Source: Watson & Associates Economists Ltd., 2014. Derived from the Region of Waterloo Official Plan, 2010.

1. Census Undercount estimated at approximately 4%. Note: Population including the Undercount has been rounded.

2. Includes townhomes and apartments in duplexes.

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

1. Unit Mix (Appendix A – Schedules 1 through 6)

- The unit mix for the Township was derived from a review of historical development activity (as per *Schedule 6*), and discussions with planning staff regarding anticipated development trends for the Township.
- Based on the above, the long-term (2014-2034) household growth forecast is comprised of a housing unit mix of approximately 87% low density (single detached and semi-detached), 11% medium density (multiples except apartments) and 2% 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 and remaining rural area. In accordance with forecast demand and available land supply, housing growth has been allocated to the following areas over the 2014 to 2034 forecast period:
 - o urban – 99.5%
 - o rural – 0.5%

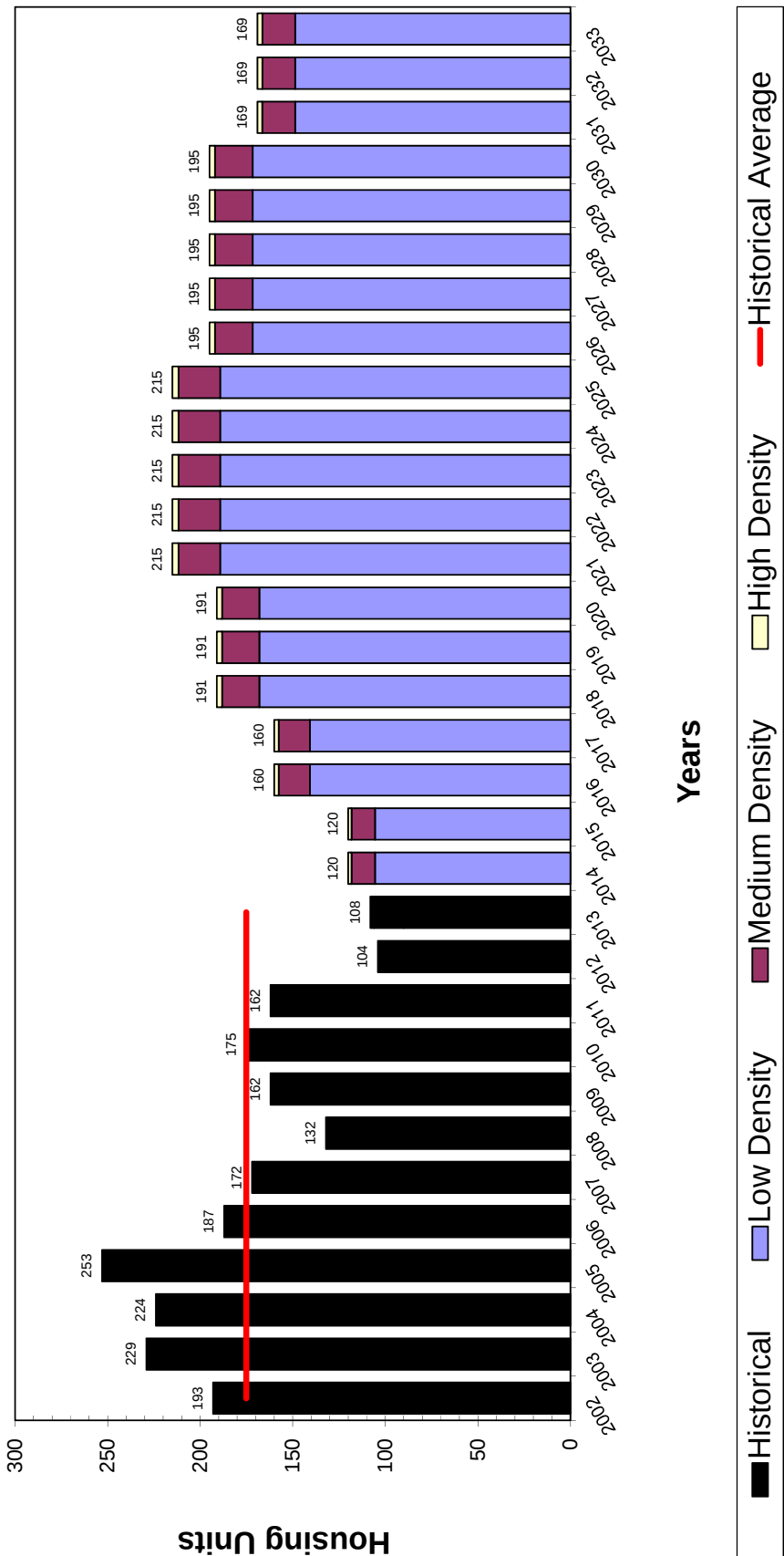
3. Planning Period

- Short and longer-term time horizons are required for the DC process. The DCA limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services such as roads, fire, water and wastewater services utilize a longer planning period.

4. Population in New Units (Appendix A - Schedules 2 through 5)

- The number of housing units to be constructed in the Township of Wilmot during the short-term and long-term periods are presented on Figure 3-2. Over the 20-year forecast period, the Township is anticipated to average approximately 185 new housing units per year.
- 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 by dwelling type for new units.
- *Schedule 7a* summarizes the average number of persons per unit (PPU) for the new housing units by age and type of dwelling based on a 2011 custom Census data for the Township. Due to data limitations, medium and high density PPU's were derived from the Region of Waterloo as outlined in *Schedule 7b*. The total calculated PPU for all density types has been adjusted to account for the downward PPU trend which has been recently experienced in both new and

FIGURE 3-2
ANNUAL HOUSING FORECAST¹



Source: Historical housing activity (2002-2013) based on Statistics Canada building permits, Catalogue 64-001-X1B
1. Growth Forecast represents calendar year.

older units, largely due to the aging of the population. Adjusted 20-year average PPU's by dwelling type are as follows:

- o low density: 3.00
- o medium density: 2.38
- o high density: 1.55

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

- Existing households as of 2014 are based on the 2011 Census households, plus estimated residential units constructed between 2011 and 2013 assuming a 6-month lag between construction and occupancy (see *Schedule 3*).
- The decline in average occupancy levels for existing housing units is calculated in *Schedules 3 through 5*, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2014 to 2034 forecast period is estimated at approximately 1,079.

6. Employment (Appendix A, Schedules 9a through 11)

- The employment forecast is derived from the Region of Waterloo Official Plan, 2010. The employment by forecast by sector is 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.
- The Township of Wilmot 2011¹ employment by place of work is outlined in *Schedule 10a*. The 2011 employment base is comprised of the following sectors:
 - o 290 primary (approx. 5%);
 - o 1,110 work at home employment (approx. 18%);
 - o 1,753 industrial (approx. 30%);
 - o 1,713 commercial/population related (approx. 28%); and
 - o 1,125 institutional (approx. 19%).
- The 2011 employment estimate by usual place of work, including work at home, is estimated at 5,990. An additional 1,135 employees have been identified for the Township in 2011 that have no fixed place of work (NFPOW).² The 2011 employment base, including NFPOW, totals approximately 7,125.

¹ 2011 employment based on Statistics Canada "Place of Work" custom employment data.

² Statistics Canada defines "No Fixed Place of Work" (NFPOW) 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."

- Total employment, including work at home and NFPOW, for the Township of Wilmot is anticipated to reach approximately 8,905 by 2024 and 10,500 by 2034. This represents an employment increase of 1,530 for the 10-year forecast period, and 3,130 for the 20-year forecast period.
- *Schedule 9b*, Appendix A, summarizes the employment forecast, excluding work at home employment and NFPOW employment, which is the basis for the DC employment forecast. The impact on municipal services from work at home employees have already been included in the population forecast. The impacts of municipal services related to NFPOW employees have largely been included in the employment forecast by usual place of work (i.e. employment and GFA in the retail and accommodation sector generated from NFPOW construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (GFA) calculation. Accordingly, work at home and NFPOW employees have been removed from the DC employment forecast and calculation.
- Total employment for the Township of Wilmot (excluding work at home and NFPOW employment) is anticipated to reach approximately 6,090 by 2024, and 7,170 by 2034. This represents an employment increase of 1,060 and 2,140, over the 10-year and 20-year forecast periods, respectively.
- In accordance with forecast demand and available land supply, total employment growth (excluding work at home and NFPOW employment) has been allocated to the following areas over the 2014 to 2034 forecast period (Refer to Schedule 9c):
 - o urban – 100%
 - o rural – 0%

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

- Square footage estimates were calculated in *Schedule 9b* based on the following employee density assumptions:
 - o 1,200 sq.ft. per employee for industrial;
 - o 550 sq.ft. per employee for commercial/population-related; and
 - o 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (GFA) increase is anticipated to be approximately 837,100 sq.ft. over the 10-year, and 1,682,800 sq.ft. over the 20-year forecast period.
- In terms of percentage growth, the long-term incremental GFA forecast by sector is broken down as follows:
 - o industrial – (approx. 55%);
 - o commercial/population-related – (approx. 26%); and
 - o institutional – (approx. 19%).

4. THE APPROACH TO THE CALCULATION OF THE CHARGE

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4.1 Introduction

This chapter addresses the requirements of s.s.5 (1) of the DCA, 1997 with respect to the establishment of the need for service which underpins the development charge 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 DCA, 1997 as being ineligible for inclusion in development charges. These are shown as “ineligible” on Table 4-1. In addition, two ineligible costs defined in s.s.5 (3) of the DCA 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 development charge are indicated with a “Yes.”

4.3 Local Service Policy

The development charge 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 Municipal 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.

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. Please refer to Appendix C for the Township's local service policy.

Figure 4-1
THE PROCESS OF CALCULATING A DEVELOPMENT CHARGE UNDER THE ACT
THAT MUST BE FOLLOWED

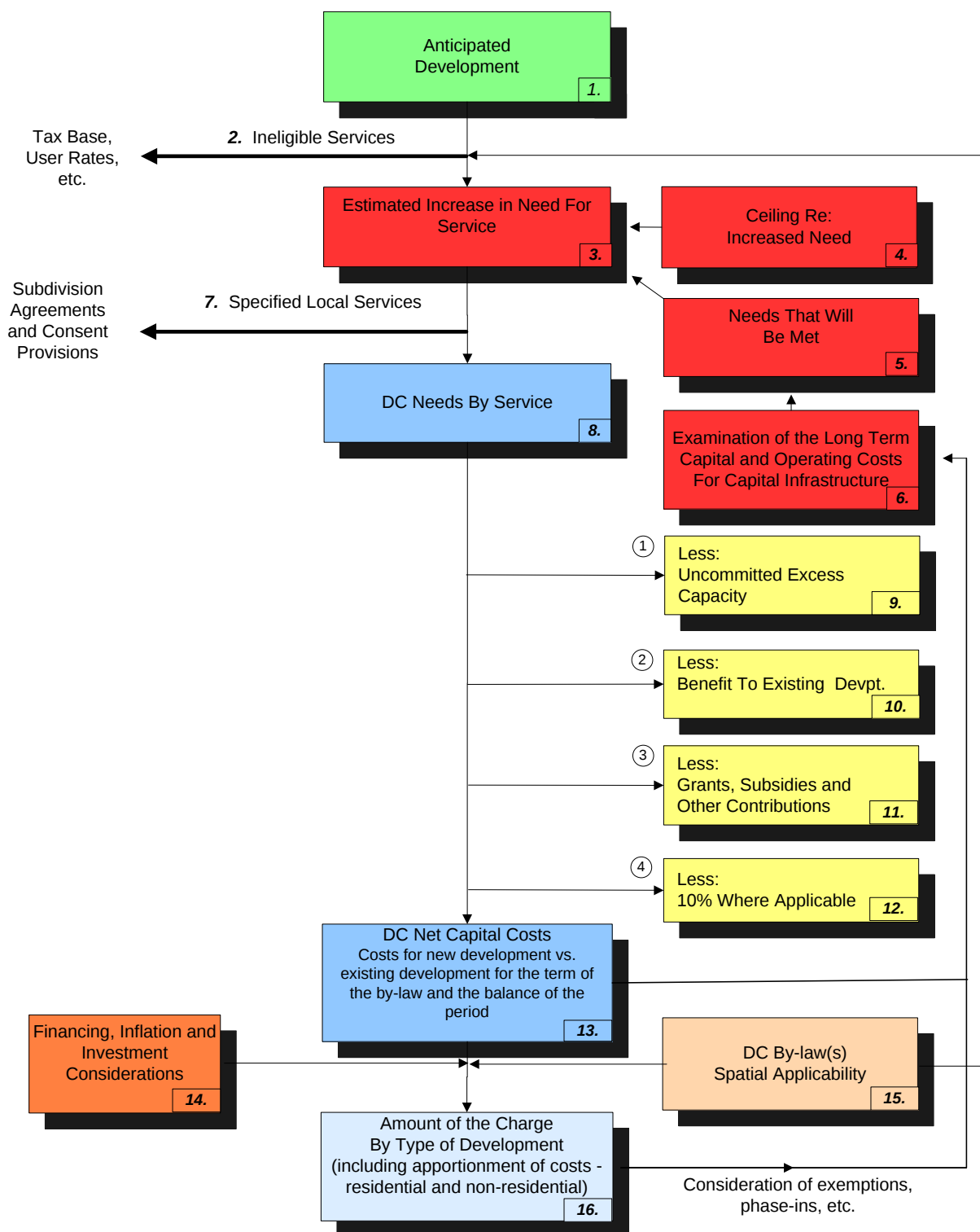


Table 4-1
Categories of Municipal Services
To Be Addressed as Part of the Calculation

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
1. Transportation Services	Yes Yes Ineligible No No	1.1 Arterial roads 1.2 Collector roads 1.3 Local roads 1.4 Intersections and Traffic signals 1.5 Sidewalks and streetlights	100 100 0 100 100
2. Other Transportation Services	n/a n/a n/a n/a Yes Yes n/a n/a	2.1 Transit vehicles 2.2 Other transit infrastructure 2.3 Municipal parking spaces - indoor 2.4 Municipal parking spaces - outdoor 2.5 Works Yards 2.6 Rolling stock ¹ 2.7 Ferries 2.8 Airport facilities	90 90 90 90 100 100 90 90
3. Stormwater Drainage and Control Services	No No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds	100 100 100
4. Fire Protection Services	Yes Yes Yes	4.1 Fire stations 4.2 Fire pumpers, aerials and rescue vehicles 4.3 Small equipment and gear	100 100 100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible Yes Yes Yes Yes	5.1 Acquisition of land for parks, woodlots and ESAs 5.2 Development of area municipal parks 5.3 Development of district parks 5.5 Development of special purpose parks 5.6 Parks rolling stock ¹ and yards	0 90 90 90 90
6. Indoor Recreation Services	Yes Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land) 6.2 Recreation vehicles and equipment ¹	90 90
7. Library Services	Yes N/A	7.1 Public library space (incl. furniture and equipment) 7.2 Library materials	90 90
8. Electrical Power Services	Ineligible Ineligible Ineligible	8.1 Electrical substations 8.2 Electrical distribution system 8.3 Electrical system rolling stock ¹	0 0 0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres) 9.2 Tourism facilities and convention centres	0 0
10. Wastewater Services	Yes Yes Ineligible	10.1 Treatment plants 10.2 Sewage trunks 10.3 Local systems	100 100 0

¹with 7+ year life time

²same percentage as service component to which it pertains computer equipment excluded throughout

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
11. Water Supply Services	Yes Yes Ineligible	11.1 Treatment plants 11.2 Distribution systems 11.3 Local systems	100 100 0
12. Waste Management Services	Ineligible Ineligible Ineligible	12.1 Collection, transfer vehicles and equipment 12.2 Landfills and other disposal facilities 12.3 Other waste diversion facilities	0 0 0
13. Police Services	No n/a n/a	13.1 Police detachments 13.2 Police rolling stock ¹ 13.3 Small equipment and gear	100 100 100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
15. Day Care	n/a	15.1 Day care space	90
16. Health	n/a	16.1 Health department space	90
17. Social Services	n/a	17.1 Social service space	90
18. Ambulance	n/a n/a	18.1 Ambulance station space 18.2 Vehicles ¹	90 90
19. Hospital Provision	Ineligible	19.1 Hospital capital contributions	0
20. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	20.1 Office space (all services) 20.2 Office furniture 20.3 Computer equipment	0 0 0
21. Other Services	Yes Yes	21.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the DC background study cost 21.2 Interest on money borrowed to pay for growth-related capital	0-100 0-100

Eligibility for Inclusion in the DC Calculation	Description
Yes	Municipality provides the service - service has been included in the DC Calculation
No	Municipality provides the service - service has not been included in the DC Calculation
n/a	Municipality does not provide the service
Ineligible	Service is ineligible for inclusion in the DC calculation

¹with 7+ year life time

²same percentage as service component to which it pertains computer equipment excluded throughout

4.4 Capital Forecast

Paragraph 7 of s.s.5(1) of the DCA 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 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 development charge background study.

In order for an increase in need for service to be included in the DC calculation, Municipal 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 and master servicing/needs studies.

4.5 Treatment of Credits

Section 8 para. 5 of O.Reg. 82/98 indicates that a development charge background study must set out, “The estimated value of credits that are being carried forward relating to the service.” s.s.17 para. 4 of the same Regulation indicates that, “...The value of the credit cannot be recovered from future development charges,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future development charges. 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 has no outstanding DC credit obligations for services that have been emplaced by developers on behalf of the Township.

4.6 Eligible Debt and Committed Excess Capacity

Section 66 of the DCA, 1997 states that for the purposes of developing a development charge by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by development charges or other similar charges. For example, this may have been done as part of previous development charge processes.

4.7 Existing Reserve Funds

Section 35 of the DCA 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 DCA calculation method set out in s.s.5(1) to net the outstanding reserve fund balance as part of making the DC 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 DC calculation herein.

The alternative would involve the municipality 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 Development Charge Reserve Fund Balances, by service, as at December 31, 2013 are presented in the table below. These balances have been applied against future spending requirements for all transportation, fire protection, parks and recreation services. The balances for water and wastewater services have been included in the DC calculation for recovery.

Table 4-2
Township of Wilmot
DC Reserve Fund Balances (as at December 31, 2013)

Service	Balance December 31, 2013
Transportation Services	\$ 278,793
Fire Protection Services	\$ 636,892
Parks and Recreation Services	\$ 252,497
Administration (studies)	\$ 168,621
Wastewater Services	\$ (613,598)
Water Services	\$ (197,766)
Total	\$ 525,439

4.8 Deductions

The DCA, 1997 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 4.2 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the municipality over the 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.

The average service level calculation sheets for each service component in the DC 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" (discussed above in 4.6).

"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 increase 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

This step involves a further reduction to 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 roads which do not have a fixed service area.

Where existing development has an adequate service level, which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made, accordingly.

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

hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on 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 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. Where grant programs do not allow funds to be applied to growth-related capital needs, the proceeds can be applied to the non-growth share of the project exclusively. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of DC 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 DCA requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, wastewater services, stormwater drainage and control services, services related to a highway, police and fire protection services. The primary services that the 10% reduction does apply to include services such as parks and recreation, libraries, childcare/social services, ambulance, homes for the aged, health and transit.

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.

5. DEVELOPMENT CHARGE ELIGIBLE COST ANALYSIS BY SERVICE

5. DEVELOPMENT CHARGE ELIGIBLE COST ANALYSIS BY SERVICE

5.1 Introduction

This chapter outlines the basis for calculating development charge eligible costs for the development charges 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 DCA, 1997, and described in Chapter 4, was followed in determining DC eligible costs.

The nature of the capital projects and timing identified in this 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 DC Calculation

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

5.2.1 *Growth-Related Studies*

The DCA permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. The Township has made provision for the inclusion of new studies undertaken to facilitate this DC process, as well as other studies which benefit growth (in whole or in part). The listing of studies included in the DC, as summarized in the following table, include an Official Plan and Zoning By-Law Update, a Recreation Master Plan Update, a Fire Master Plan Update, a Trail Master Plan as well as other applicable studies.

The cost of these projects totals \$530,000 over the 10-year forecast period, of which \$316,621 is deducted as an existing benefit, including an existing reserve fund balance of \$168,621. A further \$36,200 has been deducted for 90% services under the Act. As a result the net growth-related capital costs included in the charge totals \$177,179.

The net growth-related costs have been allocated 81% residential, 7% industrial non-residential and 12% commercial/institutional non-residential based on the incremental growth in population to employment, for the 10-year forecast period.

Township of Wilmot
Service: Administration Studies

Watson & Associates Economists Ltd.

5.2.2 Parks and Recreation Services

The Township currently has 195.3 acres of developed parkland and 100 major park amenities (including playgrounds and sports fields) within its jurisdiction. In addition, the Township provides 231,059 square feet of indoor recreation facility space. The Township services these facilities and amenities with 35 major vehicles and equipment. The Township's level of service over the historic 10-year period averaged \$1,862 per capita or a maximum DC-eligible amount of \$8.5 million dollars when applied to the anticipated development over the forecast period.

The total gross capital costs for parks and recreation services over the 10 year forecast period is approximately \$5.60 million dollars. A benefit to existing development deduction of \$1,165,020 has been provided (including the existing reserve fund balance of \$252,497). An additional \$500,000 has been deducted in anticipation of funds received for the Artificial Turf Field project. The statutory 10% deduction applicable for parks and recreation services totals \$398,259, resulting in net growth-related capital costs for inclusion in the calculation of approximately \$3.33 million dollars.

As the predominant users of parks and recreation services tend to be residents of the municipality, the forecast growth-related costs have been allocated 95% to residential, 2% to industrial non-residential and 3% to commercial/institution non-residential.

5.2.3 Library Services

Library services are being provided out of three facilities totaling 5,460 square feet. The Township's level of service over the historic 10-year period averaged \$70 per capita or a maximum DC-eligible amount of \$318,817 when applied to the anticipated development over the forecast period.

The total gross capital costs for library services over the 10 year forecast period is approximately \$100,000 dollars and relates to library facility space. The statutory 10% deduction applicable for library services totals \$10,000, resulting in net growth-related capital costs for inclusion in the calculation of approximately \$90,000 dollars.

As the predominant users of library services tend to be residents of the municipality, the forecast growth-related costs have been allocated 95% to residential, 2% to industrial non-residential and 3% to commercial/institution non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Wilmot
Service: Library Services

Proj. No	Increased Service Needs Attributable to Anticipated Development 2014-2024	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Industrial Share	Commercial/ Institutional Share
1	Library Facility Space	2019	100,000	-	-	100,000	-	-	100,000	10,000	90,000	85,500	1,675	2,825
				-	-	-	-	-	-	-	-	-	-	-
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Total			100,000	-	-	100,000	-	-	100,000	10,000	90,000	85,500	1,675	2,825

5.2.4 Transportation Services

The Township has a current inventory of 207 kilometres of roads, excluding internal local roads. This historic level of infrastructure investment equates to a \$3,830 per capita level of service. When applied to the forecast growth to 2024, a maximum DC-eligible cost of \$17.47 million dollars could be expected to meet the future increase in needs for service.

In addition to roadways, the Township's public works department utilizes 32,858 square feet of facility space and operates 28 pieces of major equipment and machinery, including vehicles. As well the Township provides and maintains 39 bridges and major culverts. In this regard, a historic average level of service of \$2,859 per capita has been provided, resulting in additional DC-eligible cap room of approximately \$13.05 million dollars.

Review of the Township's roads and related needs for the forecast period identified \$6.87 million dollars in gross capital costs. Recognizing the benefit to existing development, \$2.86 million dollars has been deducted. As a result, \$4.01 million dollars in capital needs have been included in the DC calculation.

The net growth-related costs for roads and related services have been allocated between residential and non-residential development on the basis of incremental population to employment growth over the 10-year forecast period, resulting in 81% allocated to residential, 7% to industrial non-residential and 12% commercial/institutional non-residential.

Township of Wilmot
Service: Transportation Services

Watson & Associates Economists Ltd.

5.2.5 Fire Protection Services

The Township currently provides fire protection services from three fire halls totaling 24,051 square feet. Services are provided by 13 fully equipped vehicles, 75 equipped firefighters and 285 major pieces of equipment.

This translates into an average service level of \$825 per capita. This historic level of investment in fire services provides for a DC-eligible amount over the 10-year forecast period of \$3.76 million dollars.

The Township anticipates the need to provide additional fire facility space, an additional pumper truck, two service vehicles and additional equipment for 15 new firefighters. In total, the gross capital costs for fire services is \$928,000, with \$636,892 deducted for benefit to existing relating to the existing reserve fund balance. The net cost for inclusion in the DC calculation is \$291,108.

The allocation of net growth-related costs for fire protection services between residential and non-residential development is 83% residential, 11% industrial non-residential and 6% commercial/institutional non-residential based on land area growth over the forecast period to 2024.

Township of Wilmot
Service: Fire Protection Services

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5.3 Service Levels and 10-year Capital Costs for Urban Service Area DC Calculation

The Township's current development charges 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 (2014-2024) urban forecast period based on available capacity.

5.3.1 *Water Services*

The anticipated capital needs include the expansion of water mains for the Wilmot Employment Lands and the recovery of completed DC eligible projects. The gross capital cost estimates for the water program total \$1,052,648. No portion of these projects has been identified as benefit to existing, however, 50% of the employment lands project is to be funded from the Region of Waterloo resulting in a decrease of \$427,441. In total the capital costs identified for inclusion amount to \$625,207.

These costs have been allocated 82% to residential, 7% to industrial non-residential and 11% to commercial/institutional non-residential development on the basis of incremental population to employment growth over the 2014-2024 urban forecast period.

5.3.2 *Wastewater Services*

The anticipated capital needs include the expansion of wastewater mains for the Wilmot Employment Lands, the recovery of completed DC eligible projects and a Sanitary Sewer System Expansion. In total the gross capital costs total \$6.97 million dollars. A post period deduction of \$3.25 million dollars relating to the capacity upgrades to the New Hamburg treatment plant was taken into account. The net capital costs identified for inclusion in the calculation total \$3.73 million dollars.

These costs have been allocated 82% to residential, 7% to industrial non-residential and 11% to commercial/institutional non-residential development on the basis of incremental population to employment growth over the 2014-2024 urban forecast period.

Township of Wilmot
Service: Water Services

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Township of Wilmot
Service: Wastewater Services

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6. DEVELOPMENT CHARGE CALCULATION

6. DEVELOPMENT CHARGE CALCULATION

Table 6-1 calculates the proposed development charge to be imposed on anticipated development in the Township over the urban 10-year planning horizon. Table 6-2 calculates the proposed development charge to be imposed on anticipated development in the Township over the total 10-year planning horizon.

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, bachelor and 1 bedroom apartments, and all other multiples). The non-residential development charges have been calculated on a per sq.ft. of gross floor area basis for commercial, industrial and institutional development.

The DC eligible costs for each service component are provided in Chapter 5 for all municipal services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible DC cost calculations are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A) to calculate the charge in Table 6-3.

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

Table 6-3 summarizes calculated maximum development charges that could be imposed by Council by residential dwelling type and non-residential gross floor area. Table 6-4 compares the Township's existing charges to the charges proposed herein.

TABLE 6-1
TOWNSHIP OF WILMOT
DEVELOPMENT CHARGE CALCULATION
URBAN SERVICES
2014-2024

SERVICE	2014 \$ DC Eligible Cost			2014 \$ DC Eligible Cost		
	Residential	Industrial	Comm/Inst.	SDU	Industrial per ft²	Comm/Inst per ft²
1. Wastewater Services	\$ 3,052,240	\$ 250,401	\$ 422,394	\$ 1,897	\$ 0.53	\$ 1.17
2. Water Services	\$ 512,285	\$ 42,027	\$ 70,894	\$ 318	\$ 0.09	\$ 0.20
TOTAL DC ELIGIBLE CAPITAL COST	\$ 3,564,525	\$ 292,428	\$ 493,288	\$ 2,215	\$ 0.61	\$ 1.37
10 Year Gross Population / GFA Growth (ft².)	4,827	475,700	361,400			
Cost Per Capita / Non-Residential GFA (ft².)	\$ 738.46	\$ 0.61	\$ 1.36			
By Residential Unit Type	<u>p.p.u</u>					
Single and Semi-Detached Dwelling	3.00	\$ 2,215				
Apartments - 2 Bedrooms +	1.77	\$ 1,307				
Apartments - Bachelor and 1 Bedroom	1.21	\$ 894				
Other Multiples	2.38	\$ 1,758				
Lodging Units	0.92	\$ 679				

TABLE 6-2
TOWNSHIP OF WILMOT
DEVELOPMENT CHARGE CALCULATION
MUNICIPAL-WIDE SERVICES
2014-2024

SERVICE	2014 \$ DC Eligible Cost			2014 \$ DC Eligible Cost		
	Residential	Industrial	Comm/Inst.	SDU	Industrial per ft²	Comm/Inst per ft²
3. Transportation Services	\$ 3,251,644	\$ 282,194	\$ 476,024	\$ 2,138	\$ 0.59	\$ 1.32
4. Fire Protection Services	\$ 240,998	\$ 33,189	\$ 16,629	\$ 158	\$ 0.07	\$ 0.05
5. Parks and Recreation Services	\$ 3,165,246	\$ 62,002	\$ 104,590	\$ 2,081	\$ 0.13	\$ 0.29
6. Library Services	\$ 85,500	\$ 1,675	\$ 2,825	\$ 56	\$ 0.00	\$ 0.01
7. Administration - Studies	\$ 143,677	\$ 12,469	\$ 21,034	\$ 94	\$ 0.03	\$ 0.06
TOTAL DC ELIGIBLE CAPITAL COST	\$ 6,887,065	\$ 391,529	\$ 621,102	\$ 4,527	\$ 0.82	\$ 1.72
10 Year Gross Population / GFA Growth (ft².)	4,563	475,700	361,400			
Cost Per Capita / Non-Residential GFA (ft².)	\$ 1,509.33	\$ 0.82	\$ 1.72			
By Residential Unit Type	<u>p.p.u</u>					
Single and Semi-Detached Dwelling	3.00	\$ 4,528				
Apartments - 2 Bedrooms +	1.77	\$ 2,672				
Apartments - Bachelor and 1 Bedroom	1.21	\$ 1,826				
Other Multiples	2.38	\$ 3,592				
Lodging Units	0.92	\$ 1,389				

TABLE 6-3
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL					INDUSTRIAL	COMM/INST.
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Lodging Units	(per ft² of Gross Floor Area)	(per ft² of Gross Floor Area)
Municipal Wide Services:							
Transportation Services	\$ 2,138	\$ 1,261	\$ 862	\$ 1,696	\$ 656	\$ 0.59	\$ 1.32
Fire Protection Services	\$ 158	\$ 93	\$ 64	\$ 125	\$ 48	\$ 0.07	\$ 0.05
Parks and Recreation Services	\$ 2,081	\$ 1,228	\$ 839	\$ 1,651	\$ 638	\$ 0.13	\$ 0.29
Library Services	\$ 57	\$ 35	\$ 24	\$ 46	\$ 17	\$ 0.00	\$ 0.01
Administration - Studies	\$ 94	\$ 55	\$ 38	\$ 75	\$ 29	\$ 0.03	\$ 0.06
Total Municipal Wide Services	\$ 4,528	\$ 2,672	\$ 1,827	\$ 3,593	\$ 1,388	\$ 0.82	\$ 1.72
Urban Services							
Wastewater Services	1,897	1,119	765	1,505	\$ 582	\$ 0.53	\$ 1.17
Water Services	318	188	128	252	\$ 98	\$ 0.09	\$ 0.20
Total Urban Services	2,215	1,307	893	1,757	680	\$ 0.61	\$ 1.37
GRAND TOTAL RURAL AREA	4,528	2,672	1,827	3,593	1,388	\$ 0.82	\$ 1.72
GRAND TOTAL URBAN AREA	6,743	3,979	2,720	5,350	2,068	\$ 1.44	\$ 3.08

TABLE 6-4
COMPARISON OF CURRENT AND CALCULATED DEVELOPMENT CHARGES FOR SPECIFIC TYPES OF DEVELOPMENT

Residential (Single Detached) Comparison

Non-Residential (per ft².) Comparison

Service	Current	Calculated	Service	Industrial		Comm/Inst.	
				Current	Calculated	Current	Calculated
Municipal Wide Services:			Municipal Wide Services:				
Transportation Services	\$ 2,983	\$ 2,138	Transportation Services	\$ 0.94	\$ 0.59	\$ 2.04	\$ 1.32
Fire Protection Services	\$ 329	\$ 158	Fire Protection Services	\$ 0.15	\$ 0.07	\$ 0.10	\$ 0.05
Parks and Recreation Services	\$ 1,503	\$ 2,081	Parks and Recreation Services	\$ 0.10	\$ 0.13	\$ 0.20	\$ 0.29
Library Services	\$ 181	\$ 57	Library Services	\$ 0.01	\$ 0.00	\$ 0.02	\$ 0.01
Administration - Studies	\$ 113	\$ 94	Administration - Studies	\$ 0.03	\$ 0.03	\$ 0.07	\$ 0.06
Total Municipal Wide Services	\$ 5,109	\$ 4,528	Total Municipal Wide Services	\$ 1.23	\$ 0.82	\$ 2.43	\$ 1.72
Area Specific Services:			Area Specific Services:				
Wastewater Services	\$ 1,122	\$ 1,897	Wastewater Services	\$ 0.27	\$ 0.53	\$ 0.53	\$ 1.17
Water Services	\$ 454	\$ 318	Water Services	\$ 0.12	\$ 0.09	\$ 0.27	\$ 0.20
Total Area Specific Services	\$ 1,576	\$ 2,215	Total Area Specific Services	\$ 0.39	\$ 0.61	\$ 0.80	\$ 1.37
Grand Total - Urban Area	\$ 6,685	\$ 6,743	Grand Total - Urban Area	\$ 1.62	\$ 1.44	\$ 3.23	\$ 3.08

7. DEVELOPMENT CHARGE POLICY RECOMMENDATIONS AND DEVELOPMENT CHARGE BY-LAW RULES

7. DEVELOPMENT CHARGE POLICY RECOMMENDATIONS AND DEVELOPMENT CHARGE BY-LAW RULES

7.1 Introduction

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 development charges.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all development charges 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 development charges 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 development charge than is allowed, the rules for determining development charges may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” Section 6 states that a DC by-law must expressly address the matters referred to above re s.s.5(1) para. 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 however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.

7.2 Development Charge By-law Structure

It is recommended that:

- the Township impose a uniform municipal-wide development charge calculation for all municipal services, with the exemption of water and wastewater which is imposed on the serviced area; and
- one municipal development charge by-law be used for all services.

7.3 Development Charge By-law Rules

The following subsections set out the recommended rules governing the calculation, payment and collection of development charges in accordance with Section 6 of the *Development Charges Act, 1997*.

It is recommended that the following sections provide the basis for the development charges:

7.3.1 *Payment in any Particular Case*

In accordance with the *Development Charges Act, 1997*, s.2(2), a development charge be calculated, payable and collected where the development requires one or more of the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- b) the approval of a minor variance under Section 45 of the *Planning Act*;
- c) a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act* applies;
- d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- e) a consent under Section 53 of the *Planning Act*;
- f) the approval of a description under section 50 of the *Condominium Act*; or
- g) 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 and commercial/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, e.g.
 - for roads and related and growth-related studies, costs have been based on an employment vs. population growth ratio for the 10-year forecast period;
 - for parks and recreation and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;

- for fire protection services, the costs have been based on an land area ratio for the 10-year forecast period; and
- for water and wastewater services, costs have been based on an employment vs. population growth ratio for the 10-year urban forecast period.

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 development charge in place at the time the development charge is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge 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. The credit can, in no case, exceed the amount of development charges that would otherwise be payable.

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 development charges (s.4(3));
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3); and
- residential development that results in only 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;
- development creating or adding an accessory use or accessory structure;
- temporary use permitted under a zoning by-law under Section 30 of the *Planning Act*; and
- non-residential farm buildings constructed for bona fide farm uses.

7.3.5 Phasing in

No provisions for phasing in the development charge are provided in the proposed development charge by-law.

7.3.6 Timing of Collection

The development charges for all services are payable upon issuance of a building permit for each dwelling unit, building or structure, subject to early or late payment agreements entered into by the Township and an owner under s.27 of the DCA, 1997.

7.3.7 Indexing

All development charges, including those potentially being phased-in, will be subject to mandatory indexing annually commencing on the by-law anniversary date, in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.

7.4 Other Development Charge By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Township's development charge collections be contributed into seven separate reserve funds; including: Transportation; Fire Protection; Parks and Recreation, Library; Administration, Water and Wastewater services.

7.4.2 By-law In-force Date

The proposed by-law under DCA, 1997 will come into force on the date of by-law passage.

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 Development Charges Background Study dated July 28, 2014, subject to further annual review during the capital budget process”;

“Approve the Development Charges Background Study dated July 28, 2014”;

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

“Approve the Development Charge By-law as set out in Appendix E.”

8. BY-LAW IMPLEMENTATION

8. BY-LAW IMPLEMENTATION

8.1 Public Consultation

8.1.1 *Introduction*

This chapter addresses the mandatory, formal public consultation process (Section 8.1.2), as well as the optional, informal consultation process (Section 8.1.3). The latter is designed to seek the co-operation and involvement of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the development charge on development, from a generic viewpoint.

8.1.2 *Public Meeting of Council*

Section 12 of the DCA, 1997 indicates that before passing a development charge 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, the Council must determine whether a further meeting (under this section) is necessary (i.e. if the by-law which is proposed for adoption has been changed in any respect, the 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 OMB).

8.1.3 *Other Consultation Activity*

There are three broad groupings of the public who are generally the most concerned with municipal development charge policy:

1. The residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the development charge revenues. Others, such as realtors, are directly impacted by development charge policy. They are therefore potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the DC and the timing thereof, and

municipal policy with respect to development agreements, DC 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 (e.g. in encouraging a higher non-automobile modal split).
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 development charge policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basement, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 Anticipated Impact of the Charge on Development

The establishment of sound development charge policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential development charges 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 development charges 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, development charges or other municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.

8.3 Implementation Requirements

8.3.1 *Introduction*

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

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

The following sections overview requirements in each case.

8.3.2 Notice of Passage

In accordance with s.13 of the DCA, when a DC by-law is passed, the municipal 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 not 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;
- s.s.10 (5) lists the eight items which the notice must cover.

8.3.3 By-law Pamphlet

In addition to the "notice" information, the municipality must prepare a "pamphlet" explaining each development charge by-law in force, setting out:

- a description of the general purpose of the development charges;
- 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 development charges 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 OMB, the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

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

8.3.4 Appeals

Sections 13-19 of the DCA, 1997 set out requirements relative to making and processing of a DC by-law appeal and OMB Hearing in response to an appeal. Any person or organization may appeal a DC by-law to the OMB by filing with the municipal clerk a notice of appeal, 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.

8.3.5 Complaints

A person required to pay a development charge, or his agent may complain to Municipal Council imposing the charge that:

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

Sections 20-25 of the DCA, 1997 set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a DC (or any part of it) is payable. A complainant may appeal the decision of Municipal Council to the OMB.

8.3.6 Credits

Sections 38-41 of the DCA, 1997 set out a number of credit requirements, which apply where a municipality agrees to allow a person to perform work in the future that relates to a service in the DC by-law.

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

8.3.7 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 municipality to which the DC 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 DCA, 1997 (Sections 44-58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the DCA, 1989. Accordingly, the Township assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipal funds being available.

8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the DCA, 1997 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*;”
- “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 DCA, 1997 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 development charges 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 *Development Charges Act, 1997* it would need to provide to the approval authority, information regarding the applicable municipal development charges 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 development charge.

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.

APPENDIX A

BACKGROUND INFORMATION ON RESIDENTIAL AND NON-RESIDENTIAL GROWTH FORECAST

**SCHEDULE 1
TOWNSHIP OF WILMOT
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units					
			Singles & Semi Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Person Per Unit (PPU)
<i>Mid 2001</i>	14,866	15,500	4,480	130	545	50	5,205	2.86
<i>Mid 2006</i>	17,097	17,800	5,490	155	455	10	6,110	2.80
<i>Mid 2011</i>	19,223	20,000	6,165	250	525	20	6,960	2.76
<i>Mid 2014</i>	20,101	20,900	6,515	270	529	20	7,334	2.74
<i>Mid 2024</i>	24,664	25,600	8,080	457	556	20	9,112	2.71
<i>Mid 2029</i>	27,433	28,500	8,973	563	571	20	10,127	2.71
<i>Mid 2034</i>	29,757	30,900	9,762	657	584	20	11,024	2.70
Mid 2001 - Mid 2006	2,231	2,300	1,010	25	-90	-40	905	
Mid 2006 - Mid 2011	2,126	2,200	675	95	70	10	850	
Mid 2011 - Mid 2014	878	900	350	20	4	0	374	
Mid 2014 - Mid 2024	4,563	4,700	1,565	187	27	0	1,778	
Mid 2014 - Mid 2034	9,657	10,000	3,247	387	55	0	3,690	

Source: Watson & Associates Economists Ltd., 2014. Derived from the Region of Waterloo Official Plan, 2010.

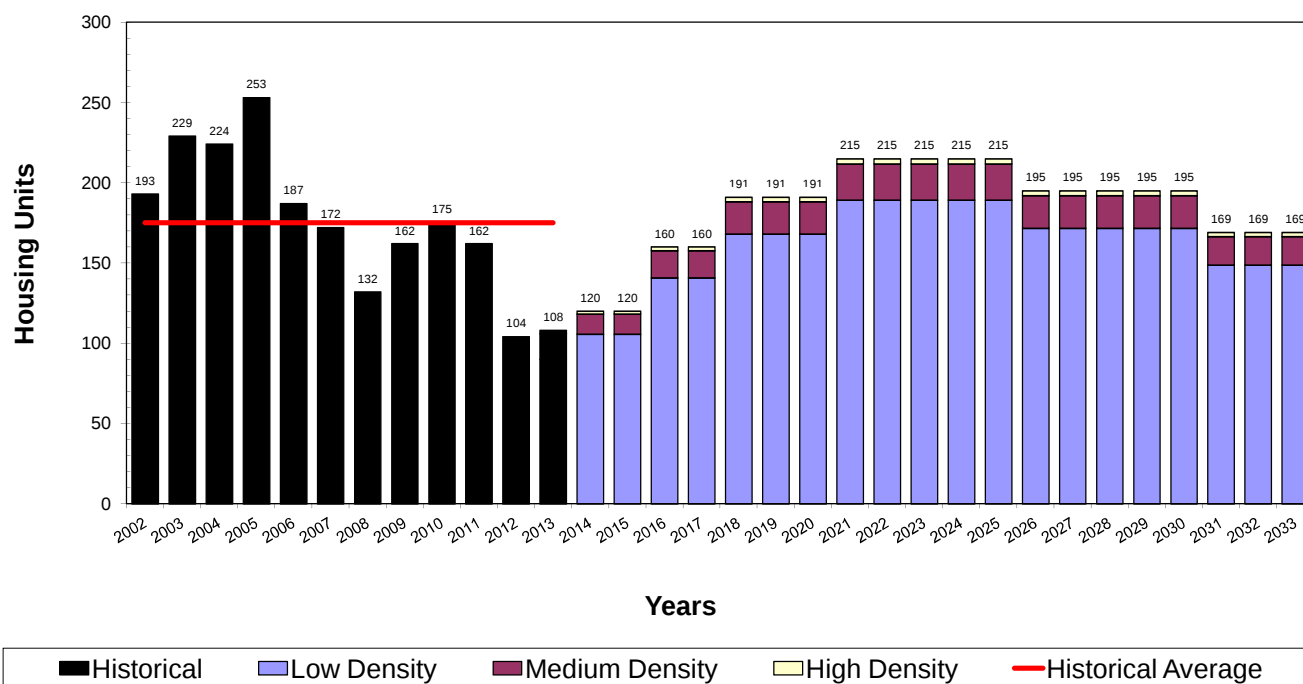
1. Census Undercount estimated at approximately 4%. Note: Population Including the Undercount has been rounded.

2. Includes townhomes and apartments in duplexes.

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

FIGURE A-1

ANNUAL HOUSING FORECAST¹



Source: Historical housing activity (2002-2013) based on Statistics Canada building permits, Catalogue 64-001-XIB

1. Growth Forecast represents calendar year.

SCHEDULE 2
TOWNSHIP OF WILMOT
ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF
DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED

DEVELOPMENT LOCATION	TIMING	SINGLES & SEMI- DETACHED	MULTIPLES ¹	APARTMENTS ²	TOTAL RESIDENTIAL UNITS	GROSS POPULATION IN NEW UNITS	EXISTING UNIT POPULATION CHANGE	NET POPULATION INCREASE
Urban	2014 - 2024	1,555	187	27	1,768	5,144	(317)	4,827
	2014 - 2034	3,227	387	55	3,670	10,677	(561)	10,116
Rural	2014 - 2024	10	-	-	10	29	(293)	(264)
	2014 - 2034	20	-	-	20	58	(518)	(460)
Township of Wilmot	2014 - 2024	1,565	187	27	1,778	5,173	(610)	4,563
	2014 - 2034	3,247	387	55	3,690	10,735	(1,079)	9,656

Source: Watson & Associates Economists Ltd., 2014

Residential distribution based on a combination of historical permit activity, available housing supply and discussions with Township staff regarding future development prospects.

Note: Figures may not add precisely due to rounding.

1. Includes townhomes and apartments in duplexes.
2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 3
TOWNSHIP OF WILMOT
CURRENT YEAR GROWTH FORECAST
MID 2011 TO MID 2014**

		POPULATION
Mid 2011 Population		19,223
Occupants of New Housing Units, Mid 2011 to Mid 2014	<i>Units (2)</i>	374
	<i>multiplied by persons per unit (3)</i>	2.94
	<i>gross population increase</i>	1,098
Decline in Housing Unit Occupancy, Mid 2011 to Mid 2014	<i>Units (4)</i>	6,960
	<i>multiplied by ppu decline rate (5)</i>	-0.0317
	<i>total decline in population</i>	-220
Population Estimate to Mid 2014		20,101
<i>Net Population Increase, Mid 2011 to Mid 2014</i>		878

(1) 2011 population based on StatsCan Census unadjusted for Census Undercount.

(2) Estimated residential units constructed, Mid 2011 to the beginning of the growth period, assuming a six month lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.98	94%	2.79
<i>Multiples (6)</i>	2.43	5%	0.13
<i>Apartments (7)</i>	1.38	1%	0.01
Total		100%	2.94

¹ Based on 2011 Census custom database

² Based on Building permit/completion activity

(4) 2011 households taken from StatsCan Census.

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

(6) Includes townhomes and apartments in duplexes.

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

**SCHEDULE 4
TOWNSHIP OF WILMOT
TEN YEAR GROWTH FORECAST
MID 2014 TO MID 2024**

			POPULATION
Mid 2014 Population			20,101
Occupants of New Housing Units, Mid 2014 to Mid 2024	Units (2)	1,778	
	<i>multiplied by persons per unit (3)</i>	2.91	
	<i>gross population increase</i>	5,173	5,173
Decline in Housing Unit Occupancy, Mid 2014 to Mid 2024	Units (4)	7,334	
	<i>multiplied by ppu decline rate (5)</i>	-0.0832	
	<i>total decline in population</i>	-610	-610
Population Estimate to Mid 2024			24,664
Net Population Increase, Mid 2014 to Mid 2024			4,563

(1) Mid 2014 Population based on:

2011 Population (19,223) + Mid 2011 to Mid 2014 estimated housing units to beginning of forecast period (374 x 2.94 = 1,098) + (6,960 x -0.0317 = -220) = 20,101

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.00	88%	2.64
<i>Multiples (6)</i>	2.38	11%	0.25
<i>Apartments (7)</i>	1.55	2%	0.02
<i>one bedroom or less</i>	1.21		
<i>two bedrooms or more</i>	1.77		
Total		100%	2.91

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Mid 2014 households based upon 6,960 (2011 Census) + 374 (Mid 2011 to Mid 2014 unit estimate) = 7,334

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

(6) Includes townhomes and apartments in duplexes.

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

**SCHEDULE 5
TOWNSHIP OF WILMOT
TWENTY YEAR GROWTH FORECAST
MID 2014 TO MID 2034**

		POPULATION
Mid 2014 Population		20,101
Occupants of New Housing Units, Mid 2014 to Mid 2034	Units (2)	3,690
	<i>multiplied by persons per unit (3)</i>	2.91
	<i>gross population increase</i>	10,736
Decline in Housing Unit Occupancy, Mid 2014 to Mid 2034	Units (4)	7,334
	<i>multiplied by ppu decline rate (5)</i>	-0.1471
	<i>total decline in population</i>	-1,079
Population Estimate to Mid 2034		29,757
Net Population Increase, Mid 2014 to Mid 2034		9,656

(1) Mid 2014 Population based on:

2011 Population (19,223) + Mid 2011 to Mid 2014 estimated housing units to beginning of forecast period (374 x 2.94 = 1,098) + (6,960 x -0.0317 = -220) = 20,101

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.00	88%	2.64
<i>Multiples (6)</i>	2.38	11%	0.25
<i>Apartments (7)</i>	1.55	2%	0.02
<i>one bedroom or less</i> 1.21			
<i>two bedrooms or more</i> 1.77			
Total		100%	2.91

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Mid 2014 households based upon 6,960 (2011 Census) + 374 (Mid 2011 to Mid 2014 unit estimate) = 7,334

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

(6) Includes townhomes and apartments in duplexes.

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

SCHEDULE 6

TOWNSHIP OF WILMOT
HISTORICAL RESIDENTIAL BUILDING PERMITS
YEARS 2002 - 2013

Year	RESIDENTIAL BUILDING PERMITS			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2002	183	3	7	193
2003	200	11	18	229
2004	218	5	1	224
2005	224	28	1	253
2006	172	3	12	187
Sub-total	997	50	39	1,086
Average (2002 - 2006)	199	10	8	217
% Breakdown	91.8%	4.6%	3.6%	100.0%
2007	162	10	0	172
2008	132	0	0	132
2009	137	6	19	162
2010	149	26	0	175
2011	156	4	2	162
2012	104	0	0	104
2013	90	16	2	108
Sub-total	930	62	23	1,015
Average (2007 - 2013)	133	9	3	145
% Breakdown	91.6%	6.1%	2.3%	100.0%
2002 - 2013				
Total	1,927	112	62	2,101
Average	161	9	5	175
% Breakdown	91.7%	5.3%	3.0%	100.0%

Sources:

Building Permits - Township of Wilmot Planning Department, 2014

1. Includes townhomes 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
(2011 CENSUS)**

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.850	3.188	-	2.982	2.98	
6-10	-	-	1.966	3.304	3.333	3.073	3.07	
11-15	-	-	1.871	3.228	4.417	2.968	2.97	
16-20	-	-	1.500	3.174	-	2.968	2.97	3.00
20-25	-	-	1.571	2.853	2.750	2.543	2.54	
25-35	-	-	-	2.882	-	2.860	2.86	
35+	0.476	-	1.981	2.942	2.907	2.724	2.72	
Total	0.467	-	1.873	3.070	3.369	2.844		

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

2. Includes townhomes and apartments in duplexes.

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

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

PPU 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
(2011 CENSUS)

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.762	2.195	3.278	4.917	3.199	3.17	
6-10	-	2.250	2.115	3.327	4.673	3.306	3.28	
11-15	-	2.118	1.875	3.277	4.171	3.200	3.18	
16-20	-	-	2.129	3.053	3.944	3.048	3.04	3.17
20-25	-	-	2.205	3.119	4.145	3.077	3.07	
25-35	-	1.739	2.625	2.903	3.881	2.890	2.89	
35+	0.471	1.641	1.998	2.697	3.713	2.650	2.65	
Total	0.511	1.792	2.059	2.938	4.017	2.888		

Age of Dwelling	MULTIPLES ²						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	2.200	2.000	2.599	-	2.435	2.37	
6-10	-	1.828	1.888	2.406	-	2.234	2.21	
11-15	-	-	2.214	2.574	-	2.435	2.42	
16-20	-	1.333	2.212	2.812	-	2.536	2.53	2.38
20-25	-	-	1.977	2.782	-	2.473	2.47	
25-35	-	-	1.867	2.977	-	2.533	2.53	
35+	0.533	1.380	2.045	2.541	2.875	2.271	2.27	
Total	0.486	1.561	2.033	2.596	3.588	2.359		

Age of Dwelling	APARTMENTS ³						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.098	1.462	-	-	1.380	1.33	
6-10	-	1.125	1.813	-	-	1.677	1.65	
11-15	-	1.414	1.755	1.833	-	1.656	1.64	
16-20	-	1.175	1.698	2.000	-	1.586	1.58	1.55
20-25	-	1.250	1.846	2.273	-	1.744	1.74	
25-35	-	1.214	1.740	2.174	-	1.589	1.59	
35+	1.064	1.269	1.978	2.529	-	1.703	1.70	
Total	1.274	1.250	1.888	2.380	-	1.670		

Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.393	2.000	3.105	4.823	2.884
6-10	-	1.585	1.979	3.134	4.509	2.944
11-15	-	1.629	1.967	3.142	4.075	2.933
16-20	-	1.337	1.896	2.979	3.907	2.651
20-25	-	1.333	1.961	3.048	3.756	2.815
25-35	-	1.336	1.962	2.888	3.755	2.500
35+	1.317	1.323	1.991	2.671	3.550	2.414
Total	1.491	1.358	1.978	2.874	3.852	2.604

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

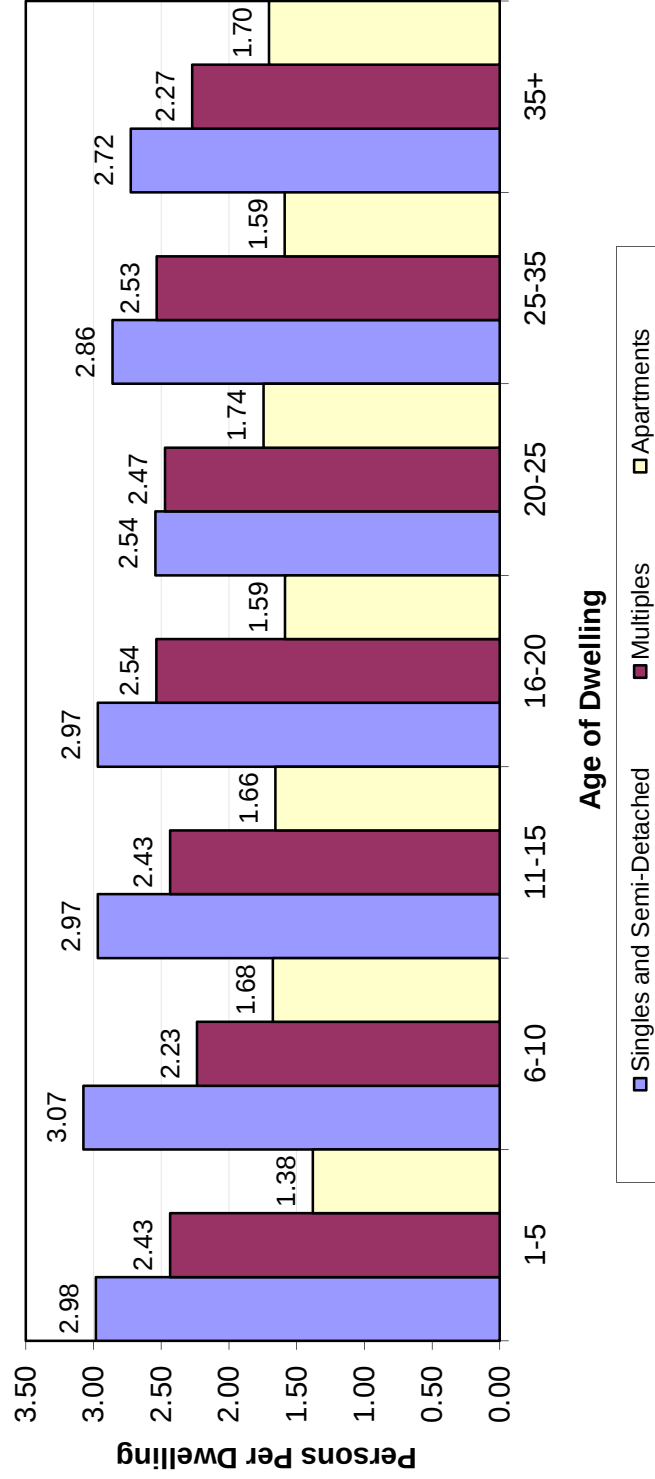
2. Includes townhomes and apartments in duplexes.

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

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

PPU 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
(2011 CENSUS)**



Multiple and Apartment PPUs are based on Waterloo Region.

**SCHEDULE 9a
TOWNSHIP OF WILMOT
EMPLOYMENT FORECAST, 2014 TO 2034**

Period	Population	Activity Rate					Employment							Total Employment (Including NPPOW)	Employment Total (Excluding NPPOW and Work at Home)		
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	NPPOW ¹	Total Including NPPOW	Primary	Work at Home	Industrial	Commercial/ Population Related			Institutional	Total
2001	14,866	0.017	0.064	0.126	0.105	0.041	0.354	0.033	0.387	260	955	1,873	1,568	610	5,265	490	5,755
2006	17,097	0.019	0.045	0.120	0.102	0.045	0.330	0.054	0.384	325	775	2,045	1,740	765	5,650	915	6,565
2011	19,223	0.015	0.058	0.091	0.089	0.059	0.312	0.059	0.371	290	1,110	1,753	1,713	1,125	5,990	1,135	7,125
Mid 2014	20,101	0.015	0.058	0.091	0.088	0.057	0.308	0.059	0.367	303	1,161	1,824	1,761	1,142	6,191	1,187	7,378
Mid 2024	24,664	0.015	0.056	0.090	0.087	0.055	0.303	0.058	0.361	372	1,381	2,220	2,146	1,356	7,475	1,430	8,905
Mid 2029	27,433	0.014	0.056	0.088	0.086	0.053	0.298	0.056	0.354	384	1,536	2,423	2,359	1,461	8,163	1,536	9,700
Mid 2034	29,757	0.014	0.056	0.087	0.086	0.054	0.297	0.056	0.353	417	1,666	2,589	2,559	1,607	8,838	1,666	10,504
Incremental Change																	
2001 - 2006	2,231	0.002	-0.019	-0.006	-0.004	0.004	-0.024	0.021	-0.003	65	-180	173	173	155	385	425	810
2006 - 2011	2,126	-0.0039	0.0124	-0.0284	-0.0127	0.0138	-0.0189	0.0055	-0.0133	-35	335	-293	-28	360	340	220	560
2011 - Mid 2014	878	0.0000	0.0000	-0.0004	-0.0015	-0.0017	-0.0036	0.0000	-0.0036	13	51	71	49	17	201	52	253
Mid 2014 - Mid 2024	4,563	0.0000	-0.0017	-0.0007	-0.0006	-0.0018	-0.0049	-0.0010	-0.0060	69	220	396	385	214	1,284	243	1,527
Mid 2014 - Mid 2029	7,332	-0.0011	-0.0017	-0.0024	-0.0016	-0.0036	-0.0104	-0.0031	-0.0134	81	375	599	598	319	1,972	349	2,322
Mid 2014 - Mid 2034	9,657	-0.0011	-0.0017	-0.0037	-0.0016	-0.0028	-0.0110	-0.0030	-0.0141	114	505	765	798	465	2,647	479	3,126
Annual Average																	
2001 - 2006	446	0.00030	-0.00378	-0.00127	-0.00073	0.00074	-0.00474	0.00411	-0.00063	13	-36	35	35	31	77	85	162
2006 - 2011	425	-0.0008	0.0025	-0.0057	-0.0025	0.0028	-0.0038	0.0011	-0.0027	-7	67	-59	-6	72	68	44	112
2011 - Mid 2014	293	0.00000	0.00000	-0.00015	-0.00049	-0.00057	-0.00121	0.00000	-0.00120	4	17	24	16	6	67	17	84
Mid 2014 - Mid 2024	456	0.00000	-0.00017	-0.00007	-0.00006	-0.00018	-0.00049	-0.00010	-0.00060	7	22	40	38	21	128	24	153
Mid 2014 - Mid 2029	489	-0.00007	-0.00012	-0.00016	-0.00011	-0.00024	-0.00069	-0.00020	-0.00090	5	25	40	40	21	131	23	155
Mid 2014 - Mid 2034	483	-0.00005	-0.00009	-0.00019	-0.00008	-0.00014	-0.00055	-0.00015	-0.00070	6	25	38	40	23	132	24	156

Source: Watson & Associates Economists Ltd., 2014. Derived from the Region of Waterloo Official Plan, 2010.

Note: Figures may not add precisely due to rounding.

1. Statistics Canada defines no fixed place of work (NPPOW) 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 (GFA) FORECAST, 2014 TO 2034

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) ¹				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
2001	14,866	260	1,873	1,568	610	4,310				
2006	17,097	325	2,045	1,740	765	4,875				
2011	19,223	290	1,753	1,713	1,125	4,880				
Mid 2014	20,101	303	1,824	1,761	1,142	5,030				
Mid 2024	24,664	372	2,220	2,146	1,356	6,094				
Mid 2029	27,433	384	2,423	2,359	1,461	6,627				
Mid 2034	29,757	417	2,589	2,559	1,607	7,172				
Incremental Change										
2001 - 2006	2,231	65	173	173	155	565				
2006 - 2011	2,126	-35	-293	-28	360	5				
2011 - Mid 2014	878	13	71	49	17	150	85,300	26,800	11,900	124,000
Mid 2014 - Mid 2024	4,563	69	396	385	214	1,064	475,700	211,600	149,800	837,100
Mid 2014 - Mid 2029	7,332	81	599	598	319	1,597	719,300	328,800	223,300	1,271,400
Mid 2014 - Mid 2034	9,657	114	765	798	465	2,142	918,500	438,800	325,500	1,682,800
Annual Average										
2001 - 2006	446	13	35	35	31	113				
2006 - 2011	425	-7	-59	-6	72	1				
2011 - Mid 2014	293	4	24	16	6	50	28,433	8,933	3,967	41,333
Mid 2014 - Mid 2024	456	7	40	38	21	106	47,570	21,160	14,980	83,710
Mid 2014 - Mid 2029	489	5	40	40	21	106	47,953	21,920	14,887	84,760
Mid 2014 - Mid 2034	483	6	38	40	23	107	45,925	21,940	16,275	84,140

Source: Watson & Associates Economists Ltd., 2014. Derived from the Region of Waterloo Official Plan, 2010.

1. Square Foot Per Employee Assumptions

Industrial	1,200
Commercial/ Population Related	550
Institutional	700

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 GFA S.F.	COMMERCIAL GFA S.F.	INSTITUTIONAL GFA S.F.	TOTAL NON-RES GFA S.F.	EMPLOYMENT INCREASE ¹
Urban	2014 - 2024	475,700	211,600	149,800	837,100	1,064
	2014 - 2034	918,500	438,800	325,500	1,682,800	2,142
Rural	2014 - 2024	-	-	-	-	-
	2014 - 2034	-	-	-	-	-
Township of Wilmot	2014 - 2024	475,700	211,600	149,800	837,100	1,064
	2014 - 2034	918,500	438,800	325,500	1,682,800	2,142

Source: Watson & Associates Economists Ltd., 2014

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

2. Square feet per employee assumptions:

Industrial	1,200
Commercial	550
Institutional	700

SCHEDULE 10
TOWNSHIP OF WILMOT
NON-RESIDENTIAL CONSTRUCTION VALUE
YEARS 2002 - 2013
(000's 2014 \$)

YEAR	Industrial			Commercial			Institutional			Total						
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total				
2002	4,070	795	363	5,228	10,748	474	0	11,222	155	884	15,961	16,999	14,973	2,152	16,324	33,449
2003	2,975	1,342	0	4,317	27	744	690	1,460	86	89	0	175	3,088	2,175	690	5,953
2004	5,043	865	0	5,908	1,342	674	0	2,016	267	254	0	522	6,652	1,794	0	8,446
2005	5,775	122	0	5,898	648	623	1,956	3,227	8,043	55	0	8,098	14,466	801	1,956	17,222
2006	5,608	171	0	5,780	15,746	1,982	0	17,728	189	307	2,241	2,736	21,543	2,459	2,241	26,244
2007	3,058	593	0	3,651	810	650	2,162	3,623	1,426	901	456	2,784	5,294	2,145	2,619	10,058
2008	3,798	428	4,606	8,832	7,824	764	2,167	10,756	423	60	1,842	2,325	12,045	1,252	8,615	21,912
2009	2,348	477	434	3,259	965	206	0	1,171	7,620	233	401	8,254	10,933	917	835	12,685
2010	3,566	977	0	4,543	2,325	505	11,695	14,525	1,428	1,548	0	2,976	7,319	3,030	11,695	22,044
2011	1,746	933	0	2,679	573	2,699	1,548	4,821	63	448	626	1,136	2,382	4,080	2,174	8,636
2012	1,510	1,340	0	2,850	50	1,110	500	1,660	55	375	0	430	1,615	2,825	500	4,940
2013	2,155	510	400	3,065	1,270	1,415	0	2,685	50	175	1,020	1,245	3,475	2,100	1,420	6,995
Subtotal	41,654	8,554	5,803	56,010	42,329	11,847	20,719	74,894	19,804	5,329	22,547	47,680	103,786	25,730	49,068	178,584
Percent of Total	74%	15%	10%	100%	57%	16%	28%	100%	42%	11%	47%	100%	58%	14%	27%	100%
Average	3,471	713	484	4,668	3,527	987	1,727	6,241	1,650	444	1,879	3,973	8,649	2,144	4,089	14,882
2002 - 2013																
Period Total				56,010				74,894				47,680				178,584
2002-2013 Average				4,668				6,241				3,973				14,882
% Breakdown				31.4%				41.9%				26.7%				100.0%

SOURCE: STATISTICS CANADA PUBLICATION, 64-001-X/B
Note: Inflated to year-end 2011 (January, 2012) dollars using Reed Construction Cost Index

SCHEDULE 11
TOWNSHIP OF WILMOT
EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 1996 TO 2011

		Year				Change			Comments
		1996	2001	2006	2011	96-01	01-06	06-11	
Employment by industry									
1.0	Primary Industry Employment								Categories which relate to local land-based resources.
1.1	All primary	630	620	560	575	-10	-60	15	
Sub-total		630	620	560	575	-10	-60	15	
2.0	Industrial and Other Employment								Categories which relate primarily to industrial land supply and demand.
2.1	Manufacturing	705	820	885	680	115	65	-205	
2.2	Wholesale trade	335	290	300	295	-45	10	-5	
2.3	Construction	210	195	340	345	-15	145	5	
2.4	Transportation, storage, communication and other utility	485	693	693	695	208	0	3	
Sub-total		1,735	1,998	2,218	2,015	263	220	-203	
3.0	Population Related Employment								Categories which relate primarily to population growth within the municipality.
3.1	Retail trade	575	570	620	490	-5	50	-130	
3.2	Finance, insurance, real estate operator and insurance agent	115	225	275	200	110	50	-75	
3.3	Business service	160	313	238	340	153	-75	103	
3.4	Accommodation, food and beverage and other service	545	835	890	1,105	290	55	215	
Sub-total		1,395	1,943	2,023	2,135	548	80	113	
4.0	Institutional								
4.1	Government Service	60	50	60	165	-10	10	105	
4.2	Education service, Health, Social Services	690	655	790	1,100	-35	135	310	
Sub-total		750	705	850	1,265	-45	145	415	
Total Employment		4,510	5,265	5,650	5,990	755	385	340	
Population		13,831	14,866	17,097	19,223	1,035	2,231	2,126	
Employment to Population Ratio									
Industrial and Other Employment		0.13	0.13	0.13	0.10	0.01	0.00	-0.02	
Population Related Employment		0.10	0.13	0.12	0.11	0.03	-0.01	-0.01	
Institutional Employment		0.05	0.05	0.05	0.07	-0.01	0.00	0.02	
Primary Industry Employment		0.05	0.04	0.03	0.03	0.00	-0.01	0.00	
Total		0.33	0.35	0.33	0.31	0.03	-0.02	-0.02	

Source: Statistics Canada Employment by Place of Work

Note: 1996-2011 employment figures are classified by Standard Industrial Classification (SIC) Code

APPENDIX B

LEVEL OF SERVICE

Township of Wilmot
Service Standard Calculation Sheet

Service: Parkland Development and Amenities
Unit Measure: No. of developed parkland acres

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2009 Value (\$/Acre)	2014 Value (\$/Acre)
NEW HAMBURG												
CENTENNIAL PARKETTE (NH)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$ -	\$ -
Centennial Fountain	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 68,000	\$ 73,300
CONSTITUTION PARK	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$ -	\$ -
Playground equipment-Constitution	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$ 44,600	\$ 48,100
Picnic shelter-Constitution	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 12,300	\$ 13,300
RIVERSIDE PARK	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	\$ -	\$ -
Playground equipment-Riverside	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 2,100	\$ 2,300
Floral/stone 'New Hamburg' sign	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 20,900	\$ 22,500
Footbridge across Nith River	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 1,046,000	\$ 1,127,400
GREENWOOD PARK	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$ -	\$ -
Playground equipment-Greenwood	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 18,400	\$ 19,800
CATHERINE ST. PARK	2.8	2.8	2.8	2.8	2.8	2.8	2.8	2.8	2.8	2.8	\$ -	\$ -
Paved Pathways	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$ 22,500	\$ 23,800
OPTIMIST PARK - became Bier Pk	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$ -	\$ -
Property - Bier Cres	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 53,600	\$ 57,800
Playground Equipment-Bier Cr	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 30,200	\$ 32,600
Right-of-way - Bier Cres	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 10,600	\$ 11,400
ARBORETUM (NH)	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	\$ -	\$ -
Trees, signage,parking lot	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 34,900	\$ 37,600
NORMAN S. HILL PARK (NH)	22.1	22.1	22.1	22.1	22.1	22.1	22.1	22.1	22.1	22.1	\$ -	\$ -
Ball diamonds - lighted, etc.	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$ 69,700	\$ 75,100
Ball diamonds - scrub	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 48,800	\$ 52,600
Bleachers/lighting (2, only)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 211,700	\$ 228,200
Batters cage & equipment	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 18,400	\$ 19,800
Storage shed (Ball - the log cabin)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 18,400	\$ 19,800
Playground Equipment (Arena)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 22,300	\$ 24,000
Grandstand/booth/washrooms	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 390,500	\$ 420,900
Race track	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 209,200	\$ 225,500
Equipment shed (Arena)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 44,500	\$ 48,000
Calf shelter	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 38,400	\$ 41,400
Multi-use Facility/shelter	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 66,500	\$ 71,700
NORMAN S. HILL PARK FLATS (NH)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	\$ -	\$ -
WILLIAM SCOTT & HERITAGE PARKS (NH)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5	\$ -	\$ -
Washrooms/canteen/storage	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 202,200	\$ 217,900
Picnic shelter #1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 24,500	\$ 26,400
Picnic shelter #2	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 24,500	\$ 26,400
Tennis courts (2)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 46,000	\$ 49,600
Playground Equipment	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 41,800	\$ 45,100

**Township of Wilmot
Service Standard Calculation Sheet**

Service: Parkland Development and Amenities
Unit Measure: No. of developed parkland acres

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2009 Value (\$/Acre)	2014 Value (\$/Acre)
Mini Soccer Pitch, Goals	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	\$ 1,400	\$ 1,500
Boat launch facility	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 2,100	\$ 2,300
Pathway system, walking bridges	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 20,900	\$ 22,500
KIRKPATRICK PARK (NH)	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	\$ -	\$ -
Parking lot	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 11,200	\$ 12,100
Bandshell/gazebo	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 26,100	\$ 28,100
Swan shelter/fencing/decking	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 32,800	\$ 35,400
2002 Improvements	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 30,900	\$ 33,300
BADEN												
LIVINGSTON SQUARE (Bdn)	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$ -	\$ -
Fountain-Livingston Square	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 25,100	\$ 27,100
Gazebo-Livingston Square	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 45,400	\$ 48,900
SIR ADAM BECK PARK (Bdn)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	\$ -	\$ -
Field House/washrooms/concession	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 124,300	\$ 134,000
Ball Diamonds(2)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$ 69,700	\$ 75,100
Bleachers, fencing	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 9,800	\$ 10,600
Floodlighting	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 101,300	\$ 109,200
Storage sheds (2) (re: ball diamonds)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 6,100	\$ 6,600
Picnic Shelter	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 46,000	\$ 49,600
Playground Equipment	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 36,300	\$ 39,100
Jr. Playstructure	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 13,900	\$ 15,000
Tennis courts(2)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 58,600	\$ 63,200
Skateboard track	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 29,300	\$ 31,600
BADEN PARK	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$ -	\$ -
Playground Equipment	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$ 10,400	\$ 11,200
ST AGATHA												
ST. AGATHA CC PARK	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	\$ -	\$ -
Picnic Shelter	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 15,300	\$ 16,500
Playground Equipment	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 23,700	\$ 25,500
Ball Diamond	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 69,700	\$ 75,100
Bleachers, fencing	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 13,800	\$ 14,900
Floodlighting	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 61,400	\$ 66,200
Paved Parking Lot	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 42,200	\$ 48,900
ST. AGATHA LIONS PARK - Wilma St	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	\$ -	\$ -
Playground equipment	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 34,900	\$ 37,600
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	\$ -	\$ -
NDCC Ball Diamonds	-	-	-	-	-	-	1.0	1.0	1.0	1.0	\$ 533,000	\$ 574,900
Bleachers, (Relocated from ND Park)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 38,900	\$ 41,900

**Township of Wilmot
Service Standard Calculation Sheet**

Service: Parkland Development and Amenities
Unit Measure: No. of developed parkland acres

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2009 Value (\$/Acre)	2014 Value (\$/Acre)
Concession Booth/Equip. Storage	-	-	-	-	-	-	1.0	1.0	1.0	1.0	\$ 144,000	\$ 155,300
Parking Lot	-	-	-	-	-	-	-	-	1.0	1.0	\$ -	\$ 117,000
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	\$ -	\$ -
Concession Booth-large	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 16,900	\$ 18,200
Concession Booth-small	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 4,600	\$ 5,000
Ball Diamond (lighted)	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	\$ 69,700	\$ 75,100
Floodlighting	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	\$ 131,900	\$ 142,200
Picnic Shelter	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 24,500	\$ 26,400
Ball Diamond(scrub)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 48,800	\$ 52,600
Double Tennis Courts	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 50,200	\$ 54,100
Playground Equipment	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 26,500	\$ 28,600
Beach volleyball court	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 5,500	\$ 5,900
Bandshell	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 148,800	\$ 160,400
Ball storage building	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 21,500	\$ 23,200
OPTIMIST PARKETTE (NEW DUNDEE)					0.2	0.2	0.2	0.2	0.2	0.2	\$ -	\$ -
Picnic Shelter	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$ -	\$ 26,400
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	\$ -	\$ -
Parking lot - gravel	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ -	\$ -
Booth/washrooms/shelter	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 167,200	\$ 180,200
Ball Diamond (lighted)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 69,700	\$ 75,100
Bleachers/fencing	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 30,700	\$ 33,100
Floodlighting	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 61,400	\$ 66,200
Ball Diamond (not lighted)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 48,800	\$ 52,600
Basketball court	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 27,900	\$ 30,100
Playground Equipment	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 39,100	\$ 42,100
MANNHEIM												
MANNHEIM CC PARK	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	\$ -	\$ -
Playground Equipment	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 17,000	\$ 18,300
Ball Diamond	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 69,700	\$ 75,100
Bleachers/fencing	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 13,800	\$ 14,900
Soccer Pitch, Goals	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 8,400	\$ 9,100
Basketball court	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 34,900	\$ 37,600
Picnic Shelter/Multi-Purpose Facility	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 56,500	\$ 60,900
Petting Zoo	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 7,700	\$ 8,300
Equipment shed	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 20,900	\$ 22,500
HAYSVILLE												
HAYSVILLE CC PARK	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	\$ -	\$ -

**Township of Wilmot
Service Standard Calculation Sheet**

Service: Parkland Development and Amenities
Unit Measure: No. of developed parkland acres

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2009 Value (\$/Acre)	2014 Value (\$/Acre)
Playground equipment/Volleyball court	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 13,800	\$ 14,900
Beach volleyball court	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 2,100	\$ 2,300
Ball Diamond (srub)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 48,800	\$ 52,600
OTHER TOWNSHIP												
OASIS IN THE CENTRE - Wilmot Centre Sculpture, stone/concrete works, flower beds, etc.	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$ -	\$ -
	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 144,200	\$ 155,400
TUERR PARK (Mannheim)	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3		\$ -
ACTIVA PARK (Baden)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8		\$ -
COMMUNITY PARK (WRC)	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0		\$ -
Playground Equipment	-	-	-	-	-	-	-	-	-	-	\$ 148,000	\$ 149,500
SCHNELLER PARK	-	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$ -	\$ -
Playground Equipment	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$ 13,200	\$ 14,200
SPAHR PARK (in NH)	-	-	-	-	1.3	1.3	1.3	1.3	1.3	1.3	\$ -	\$ -
BRENNEMAN PARK (Baden)	-	-	-	-	-	0.3	0.3	0.3	0.3	0.3	\$ -	\$ -
Playground Equipment	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	\$ -	\$ 17,000
Total	191.8	192.4	192.4	192.4	195.0	195.3	195.3	195.3	195.3	195.3		

Population	15,984	16,500	17,097	17,523	17,974	18,357	18,787	19,223	19,645	19,884
Per Capita Standard	0.0120	0.0117	0.0113	0.0110	0.0108	0.0106	0.0104	0.0102	0.0099	0.0098

10 Year Average	2004-2013
Quantity Standard	0.0108
Quality Standard	\$ 31,326
Service Standard	\$ 338

DC Amount (before deductions)	10 Year
Forecast Population	4,563
\$ per Capita	\$ 338
Eligible Amount	\$ 1,543,754

**Township of Wilmot
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
2004 Chev Silverado Pick-up	1	1	1	1	1	1	1	1	1	1	\$ 34,500
2004 Chev Silverado Pick-up	1	1	1	1	1	1	1	1	1	1	\$ 35,400
2004 Ford - 1 Ton Stake Truck	1	1	1	1	1	1	1	1	1	1	\$ 50,800
2005 Dynamic DisCone Chipper	-	1	1	1	1	1	1	1	1	1	\$ 37,500
2005 Tenant Floor Scrubber	-	1	1	1	1	1	1	1	1	1	\$ 8,900
2005 Massey Ferguson Tractor	1	1	1	1	1	1	1	1	1	1	\$ 42,500
2006 Bannerman Diamond Groomer	-	-	1	1	1	1	1	1	1	1	\$ 6,900
2006 Mill Creek spreader/mixer	-	-	1	1	1	1	1	1	1	1	\$ 11,500
2006 Nissan Frontier	-	-	1	1	1	1	1	1	1	1	\$ 41,300
2006 Premier X975 Post Hole Auger	-	1	1	1	1	1	1	1	1	1	\$ 5,500
2007 Clark Floor Scrubber	-	1	1	1	1	1	1	1	1	1	\$ 9,800
2007 Feris Lawn Mower	-	-	-	1	1	1	1	1	1	1	\$ 8,500
2007 John Deere XXV Gator	-	-	-	1	1	1	1	1	1	1	\$ 15,700
2007 Komatsu Skid Loader	-	-	-	1	1	1	1	1	1	1	\$ 42,800
2007 Scissor Lift	-	-	-	1	1	1	1	1	1	1	\$ 9,900
2007 Snow Blower	-	-	-	1	1	1	1	1	1	1	\$ 8,300
2007 Trailer Heavy Duty	-	-	-	1	1	1	1	1	1	1	\$ 6,400
2007 Twintec TTB 4550 Floor Scrubber	-	1	1	1	1	1	1	1	1	1	\$ 5,200
2007 Zamboni Ice Resurfacer	-	-	-	1	1	1	1	1	1	1	\$ 74,800
2008 Dodge Sprinter	-	-	-	-	1	1	1	1	1	1	\$ 48,500
2008 Ford F150 XL	-	-	-	-	1	1	1	1	1	1	\$ 33,200
2008 Nobles Speed Scrub	-	-	-	-	1	1	1	1	1	1	\$ 6,800
2009 Bannerman Fracture Tine Aerator	-	-	-	-	-	1	1	1	1	1	\$ 7,800
2009 Cub Cadet Utility Vehicle	-	-	-	-	-	1	1	1	1	1	\$ 17,500
2010 Nobles Floor Scrubber (20") (SACC)	-	-	-	-	-	-	1	1	1	1	\$ 8,700
2011 Electric Scissor Lift (32') GS3232	-	-	-	-	-	-	-	1	1	1	\$ 21,900
2011 Kubota RTV 900 XTWLH	-	-	-	-	-	-	-	1	1	1	\$ 13,600
2011 Nobles Speed Scrub Ride-on (26")	-	-	-	-	-	-	-	1	1	1	\$ 13,800
2011 TFC 400 Restroom Sanitizer	-	-	-	-	-	-	-	1	1	1	\$ 3,900
2013 Dodge RAM 1500 4x4	-	-	-	-	-	-	-	-	-	1	\$ 39,000
2013 Kubota RTV 900 XTWLH	-	-	-	-	-	-	-	-	-	1	\$ 13,700
2014 Steiner 440 Deisel LC Tractor	-	-	-	-	-	-	-	-	-	1	\$ 39,900
Bolens Tractor	1	1	1	1	1	1	1	1	1	1	\$ 13,600
Ford Mower	1	1	1	1	1	1	1	1	1	1	\$ 18,000

**Township of Wilmot
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
Olympia Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$ 75,100
Total	7	9	13	22	25	27	28	32	32	35	

Population	15,984	16,500	17,097	17,523	17,974	18,357	18,787	19,223	19,645	19,884
Per Capita Standard	0.0004	0.0005	0.0008	0.0013	0.0014	0.0015	0.0015	0.0017	0.0016	0.0018

10 Year Average	2004-2013
Quantity Standard	0.0013
Quality Standard	\$ 24,454
Service Standard	\$ 32

DC Amount (before deductions)	10 Year
Forecast Population	4,563
\$ per Capita	\$ 32
Eligible Amount	\$ 145,058

Township of Wilmot

Indoor Recreation Facilities

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Bld'g Value (\$/ft²)	Value/ft² 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	\$ 155.00	\$ 176.00
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	\$ 55.20	\$ 66.00
Wilnot Community Pool - Waterloo St., New Hamburg	9,705	9,705	9,705	9,705	9,705	9,705	9,705	9,705	-	-	\$ 137.50	\$ 157.00
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	\$ 154.70	\$ 176.00
Mannheim Park Community Centre	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	\$ 51.20	\$ 62.00
Wilnot 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	\$ 90.80	\$ 106.00
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	\$ 121.90	\$ 140.00
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	\$ 158.20	\$ 180.00
Heritage Fire Brigade-Brewery Street, Baden	1,710	1,710	1,710	1,710	1,710	1,710	1,710	1,710	1,710	1,710	\$ 41.40	\$ 51.00
Wilnot Recreation Centre	-	-	-	-	101,000	101,000	101,000	101,000	162,200	162,200	\$ 188.58	\$ 213.00
Centennial Building - Beck Street, Baden	3,516	3,516	3,516	3,516	3,516	3,516	3,516	3,516	3,516	-	\$ 108.62	\$ 125.00
Total	82,080	82,080	82,080	82,080	183,080	183,080	183,080	183,080	234,575	231,059		

Population	15,984	16,500	17,097	17,523	17,974	18,357	18,787	19,223	19,645	19,884
Per Capita Standard	5.1351	4.9745	4.8008	4.6841	4.5858	4.4933	4.4050	4.3200	4.2384	4.1600

	10 Year Average	2004-2013
Quantity Standard		8.2584
Quality Standard		\$ 181
Service Standard		\$ 1,492

	DC Amount (before deductions)	10 Year
Forecast Population		4,563
\$ per Capita		\$ 1,492
Eligible Amount		\$ 6,806,718

FACILITY VALUATION

New Hamburg Arena & CC - 251 Jacob Street, New Hamburg		
Facility	5,208,155	
Equipment (5%)	260,408	2.31
Land (acres)	173,559	
Total	5,642,122	
Add 5% for parking, site work, landscaping, etc.	282,106	
Total	5,924,228	
Ft²	33,601	
\$ per Ft²	176.00	

Wilmot Community Pool - Waterloo St., New Hamburg		
Facility	1,334,438	
Equipment (5%)	66,722	0.67
Land (acres)	50,129	
Total	1,451,289	
Add 5% for parking, site work, landscaping, etc.	72,564	
Total	1,523,853	
Ft²	9,705	
\$ per Ft²	157.00	

Mannheim Park Community Centre		
Facility	129,792	
Equipment (5%)	6,490	0.17
Land (acres)	13,094	
Total	149,376	
Add 5% for parking, site work, landscaping, etc.	7,469	
Total	156,844	
Ft²	2,535	
\$ per Ft²	62.00	

New Dundee Community Centre - Queen Street, New Dundee		
Facility	863,662	
Equipment (5%)	43,183	0.49
Land (acres)	36,596	
Total	943,441	
Add 5% for parking, site work, landscaping, etc.	47,172	
Total	990,613	
Ft²	7,065	
\$ per Ft²	140.00	

Old Town Hall - 121 Huron St - New Hamburg		
Facility		248,400
Equipment (5%)		12,420
Land (acres)	0.31	23,244
Total		284,064
Add 5% for parking, site work, landscaping, etc.		14,203
Total		298,267
Ft²		4,500
\$ per Ft²		66.00

Haysville Community Centre - Huron Rd., New Hamburg		
Facility		891,381
Equipment (5%)		44,569
Land (acres)	0.40	29,762
Total		965,713
Add 5% for parking, site work, landscaping, etc.		48,286
Total		1,013,999
Ft²		5,762
\$ per Ft²		176.00

Wilmot Seniors Woodworking Shop and Addition - Beck Street, Baden		
Facility		420,041
Equipment (5%)		21,002
Land (acres)	0.32	23,895
Total		464,937
Add 5% for parking, site work, landscaping, etc.		23,247
Total		488,184
Ft²		4,626
\$ per Ft²		106.00

St. Agatha Community Centre, Addition and Facilities - Erb's Rd., St. Agatha		
Facility		1,430,128
Equipment (5%)		71,506
Land (acres)	0.62	46,694
Total		1,548,329
Add 5% for parking, site work, landscaping, etc.		77,416
Total		1,625,745
Ft²		9,040
\$ per Ft²		180.00

Heritage Fire Brigade-Brewery Street, Baden		
Facility		70,794
Equipment (5%)		3,540
Land (acres)	0.12	8,833
Total		83,166
Add 5% for parking, site work, landscaping, etc.		4,158
Total		87,325
Ft²		1,710
\$ per Ft²		51.00

Centennial Building - Beck Street, Baden		
Facility		381,908
Equipment (5%)		19,095
Land (acres)	0.24	18,161
Total		419,164
Add 5% for parking, site work, landscaping, etc.		20,958
Total		440,123
Ft²		3,516
\$ per Ft²		125.00

Wilmot Recreation Centre		
Facility		30,587,575
Equipment (5%)		1,529,379
Land (acres)	11.17	837,810
Total		32,954,764
Add 5% for parking, site work, landscaping, etc.		1,647,738
Total		34,602,502
Ft²		162,200
\$ per Ft²		213.00

FACILITY VALUATION

New Hamburg Library		
Facility		768,902
Equipment (5%)		38,445
Land (acres)	0.13	10,098
Total		817,445
Add 5% for parking, site work, landscaping, etc.		40,872
Total		858,317
Ft²		1,955
\$ per Ft²		439.00

New Dundee Library		
Facility		14,777
Equipment (5%)		739
Land (acres)	0.43	32,250
Total		47,766
Add 5% for parking, site work, landscaping, etc.		2,388
Total		50,154
Ft²		117
\$ per Ft²		428.00

Baden Library		
Facility		238,518
Equipment (5%)		11,926
Land (acres)	0.13	9,762
Total		260,206
Add 5% for parking, site work, landscaping, etc.		13,010
Total		273,217
Ft²		1,890
\$ per Ft²		145.00

Township of Wilmot

Service: Roads
Unit Measure: km of roadways

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/km)
Gravel Roads	91.00	91.00	90.50	87.50	81.50	78.50	71.93	65.64	63.03	57.42	\$ 225,500
Tar and Chip Roads	93.20	93.20	77.40	78.90	84.90	87.90	92.60	98.89	101.50	105.23	\$ 338,200
Asphalt Roads	67.90	67.90	96.10	97.60	102.50	106.30	109.99	111.60	111.60	113.48	\$ 451,000
Less: Local Service Roads Est. (25% of total)	(63.03)	(63.03)	(66.00)	(66.00)	(67.23)	(68.18)	(68.63)	(69.03)	(69.03)	(69.03)	\$ 351,800
Total	189	189	198	198	202	205	206	207	207	207	

Population	15,984	16,500	17,097	17,523	17,974	18,357	18,787	19,223	19,645	19,884
Per Capita Standard	0.0118	0.0115	0.0116	0.0113	0.0112	0.0111	0.0110	0.0108	0.0105	0.0104

	10 Year Average	2004-2013
Quantity Standard		0.0111
Quality Standard		\$ 345,000
Service Standard		\$ 3,830

	DC Amount (before deductions)	10 Year
Forecast Population		4,563
\$ per Capita		\$ 3,830
Eligible Amount		\$ 17,474,009

Township of Wilmot

Service: Public Works Facilities

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Bid'g Value (\$/ft²)	Value/ft² 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	\$ 133.10	\$ 166.00
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	\$ 49.80	\$ 75.00
Utilities Garage (South Bldg)	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	\$ 37.10	\$ 61.00
Storage Buildings (2)	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	\$ 41.60	\$ 66.00
Roads Department Weigh Scale Bldg.	80	80	80	80	80	80	80	80	80	80	\$ 590.30	\$ 656.00
Salt Dome (100' X120')	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$ 30.00	\$ 53.00
Roads Garage #2 (East Bldg)	-	-	-	-	-	-	-	5,050	5,050	5,050	\$ 54.00	\$ 79.00
Total	27,808	27,808	27,808	27,808	27,808	27,808	27,808	32,858	32,858	32,858		

Population	15,984	16,500	17,097	17,523	17,974	18,357	18,787	19,223	19,645	19,884
Per Capita Standard	1.7397	1.6853	1.6265	1.5869	1.5471	1.5148	1.4802	1.7093	1.6726	1.6525

	10 Year Average	2004-2013
Quantity Standard		1.6215
Quality Standard		\$ 70
Service Standard		\$ 113

	DC Amount (before deductions)	10 Year
Forecast Population		4,563
\$ per Capita		\$ 113
Eligible Amount		\$ 515,300

FACILITY VALUATION

Public Works Office	
Facility	212,960
Equipment (5%)	10,648
Land (acres)	0.40
Total	253,701
Add 5% for parking, site work, landscaping, etc.	12,685
Total	266,386
Ft²	1,600
\$ per Ft²	166.00

Utilities Garage (South Bldg)	
Facility	187,355
Equipment (5%)	9,368
Land (acres)	1.27
Total	291,705
Add 5% for parking, site work, landscaping, etc.	14,585
Total	306,290
Ft²	5,050
\$ per Ft²	61.00

Roads Department Weigh Scale Bldg.	
Facility	47,224
Equipment (5%)	2,361
Land (acres)	0.01
Total	49,988
Add 5% for parking, site work, landscaping, etc.	2,500
Total	52,498
Ft²	80
\$ per Ft²	656.00

Roads Garage #2 (East Bldg)	
Facility	272,700
Equipment (5%)	13,635
Land (acres)	1.27
Total	381,317
Add 5% for parking, site work, landscaping, etc.	19,066
Total	400,383
Ft²	5,050
\$ per Ft²	79.00

Roads Garage #1 (North Bldg) & Radio Tower	
Facility	345,214
Equipment (5%)	17,261
Land (acres)	1.74
Total	492,854
Add 5% for parking, site work, landscaping, etc.	24,643
Total	517,496
Ft²	6,932
\$ per Ft²	75.00

Storage Buildings (2)	
Facility	89,274
Equipment (5%)	4,464
Land (acres)	0.54
Total	134,100
Add 5% for parking, site work, landscaping, etc.	6,705
Total	140,805
Ft²	2,146
\$ per Ft²	66.00

Salt Dome (100' X120')	
Facility	360,000
Equipment (5%)	18,000
Land (acres)	3.01
Total	603,700
Add 5% for parking, site work, landscaping, etc.	30,185
Total	633,885
Ft²	12,000
\$ per Ft²	53.00

**Township of Wilmot
Service Standard Calculation Sheet**

Service: Public Works Rolling Stock
Unit Measure: No. of vehicles and equipment

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
Road Vehicles											
(T1) 2006 International 7400 Single Axle Dump Truck	-	-	1	1	1	1	1	1	1	1	\$ 175,000
(T2) 2006 Freightliner M2112V Tandem Dump Truck	1	1	1	1	1	1	1	1	1	1	\$ 225,000
(T3) 2010 Freightliner M2106V Single Axle Dump Truck	1	1	1	1	1	1	1	1	1	1	\$ 175,000
(T4) 2010 Dodge Ram 1500 1/2 Ton Pick-up Truck	1	1	1	1	1	1	1	1	1	1	\$ 37,000
(T5) 2009 Freightliner M2112V Tandem Axle Dump Truck	1	1	1	1	1	1	1	1	1	1	\$ 225,000
(T6) 2005 Freightliner FL80 Single Axle Dump Truck	1	1	1	1	1	1	1	1	1	1	\$ 175,000
(T7) 2011 International 7300 Single Axle Dump Truck	1	1	1	1	1	1	1	1	1	1	\$ 175,000
(T10) 2004 Chevrolet Silverado Stake Truck c/w Anti-icing Equipment	1	1	1	1	1	1	1	1	1	1	\$ 60,000
(T11) 2009 Ford E450 Service Vehicle (Sign Truck)	1	1	1	1	1	1	1	1	1	1	\$ 65,000
(T22) 2013 International 7600 Tandem Axle Dump Truck	1	1	1	1	1	1	1	1	1	1	\$ 225,000
(T24) 2005 Dodge Ram 1500 1/2 Ton Pick-up Truck	1	1	1	1	1	1	1	1	1	1	\$ 37,000
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	\$ 125,000
(L3) 2003 John Deere 544H Artic.Loader	1	1	1	1	1	1	1	1	1	1	\$ 225,000
(SW1) 2007 JD3320 Sidewalk Tractor	1	1	1	1	1	1	1	1	1	1	\$ 45,000
2007 New Holland H616 Disc Mower	1	1	1	1	1	1	1	1	1	1	\$ 11,000
2008 Vermeer BC-1000XL Wood Chipper	1	1	1	1	1	1	1	1	1	1	\$ 40,000
2012 Smythe Power Sweeper	1	1	1	1	1	1	1	1	1	1	\$ 11,000
2012 Wacker RD12A-90 Asphalt Roller	1	1	1	1	1	1	1	1	1	1	\$ 16,000
Snowblower Attachment for L2	1	1	1	1	1	1	1	1	1	1	\$ 30,000
1998 Tandem Axle Trailer	1	1	1	1	1	1	1	1	1	1	\$ 6,000
1990 Thompson Steamer	1	1	1	1	1	1	1	1	1	1	\$ 7,000
2011 Tiger Claw Gravel Retriever	-	-	-	-	-	-	-	-	-	-	\$ 11,000
2012 MIG Welder	1	1	1	1	1	1	1	1	1	1	\$ 2,500
2013 Brushcutters (2)	1	1	1	1	1	1	1	1	1	1	\$ 1,800
2013 Walk behind quick Cut Saw	1	1	1	1	1	1	1	1	1	1	\$ 1,800
2012 Air Compressor	1	1	1	1	1	1	1	1	1	1	\$ 2,500
Total	26	26	27	27	27	27	27	28	28	28	

**Township of Wilmot
Service Standard Calculation Sheet**

Service: Public Works Rolling Stock
Unit Measure: No. of vehicles and equipment

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
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Population	15,984	16,500	17,097	17,523	17,974	18,357	18,787	19,223	19,645	19,884	
Per Capita Standard	0.0016	0.0016	0.0016	0.0015	0.0015	0.0015	0.0014	0.0015	0.0014	0.0014	

10 Year Average	2004-2013
Quantity Standard	0.0015
Quality Standard	\$ 98,093
Service Standard	\$ 147

DC Amount (before deductions)	10 Year
Forecast Population	4,563
\$ per Capita	\$ 147
Eligible Amount	\$ 671,400

Service:
Unit Measure:
Quantity Measure

Population	15,984	16,500	17,097	17,523	17,974	18,357	18,787	19,223	19,645	19,884
Per Capita Standard	1,5047	1,4576	1,4067	1,3725	1,3381	1,3102	1,2802	1,2512	1,2243	1,2096

	DC Amount (before deductions)	10 Year
Forecast Population		4,563
\$ per Capita		\$ 173
Eligible Amount		\$ 789,901

FACILITY VALUATION

New Dundee Fire Hall		
Facility		1,275,680
Equipment (5%)		63,784
Land (acres)	0.94	70,248
Total		1,409,712
Add 5% for parking, site work, landscaping, etc.		70,486
Total		1,480,198
Ft²		13,600
\$ per Ft²		109.00

New Hamburg Fire Hall		
Facility		652,500
Equipment (5%)		32,625
Land (acres)	0.31	23,244
Total		708,369
Add 5% for parking, site work, landscaping, etc.		35,418
Total		743,787
Ft²		4,500
\$ per Ft²		165.00

Baden Fire Hall (excluding ambulance station)		
Facility		782,557
Equipment (5%)		39,128
Land (acres)	0.41	30,739
Total		852,423
Add 5% for parking, site work, landscaping, etc.		42,621
Total		895,044
Ft²		5,951
\$ per Ft²		150.00

**Township of Wilmot
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
1986 International Heavy Rescue (ND)	1	1	1	1	1	1	1	1	1	1	\$ 315,700
1991 Pierce Lance (Bdn)	1	1	1	1	1	1	-	-	-	-	\$ 500,600
1995 Ford Tanker (NH)	1	1	1	1	1	1	1	1	1	1	\$ 225,500
1996 Freightliner Pumper (ND)	1	1	1	1	1	1	-	-	-	-	\$ 481,100
1999 Freightliner Pumper (NH)	1	1	1	1	1	1	1	1	1	1	\$ 333,000
2000 Freightliner - Aerial (NH)	1	1	1	1	1	1	1	1	1	1	\$ 759,800
2000 Pontiac Montana	1	1	1	1	1	1	-	-	-	-	\$ 35,600
2003 Freightliner Tanker (ND)	1	1	1	1	1	1	1	1	1	1	\$ 260,800
2004 Freightliner Rescue Truck	1	1	1	1	1	1	1	1	1	1	\$ 291,700
2005 Freightliner Rescue Truck	1	1	1	1	1	1	1	1	1	1	\$ 481,100
2006 Freightliner Pumper Truck	-	1	1	1	1	1	1	1	1	1	\$ 420,900
2007 Freightline Tanker Truck	-	1	1	1	1	1	1	1	1	1	\$ 286,000
2009 International Pumper	-	-	-	-	-	-	-	-	-	-	\$ 304,000
2010 Ford F150	-	-	-	-	-	-	-	-	-	-	\$ 35,000
2010 Freight Liner Rescue Truck	-	-	-	-	-	-	-	-	-	-	\$ 260,000
2013 Kenworth T370	-	-	-	-	-	-	-	-	-	-	\$ 270,000
Total	10	12	12	12	12	12	12	12	12	13	

Population	15,984	16,500	17,097	17,523	17,974	18,357	18,787	19,223	19,645	19,884
Per Capita Standard	0.0006	0.0007	0.0007	0.0007	0.0007	0.0007	0.0006	0.0006	0.0006	0.0007

10 Year Average	2004-2013
Quantity Standard	0.0007
Quality Standard	\$ 331,671
Service Standard	\$ 232

DC Amount (before deductions)	10 Year
Forecast Population	4,563
\$ per Capita	\$ 232
Eligible Amount	\$ 1,059,392

**Township of Wilmot
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
Fire Fighter's Personal Equipment	75	75	75	75	75	75	75	75	75	75	\$ 2,800
Compressor	1	1	1	-	-	-	-	-	-	-	\$ 21,200
Defibrillators	4	4	4	4	4	4	4	4	4	4	\$ 6,700
Generators	6	6	6	6	6	6	6	6	6	6	\$ 2,500
Hurst Compressors	2	2	2	2	2	2	2	2	2	2	\$ 11,200
Hurst Cutters	2	2	2	2	2	2	2	2	2	2	\$ 6,700
Hurst Jaws	2	2	2	2	2	2	2	2	2	2	\$ 10,100
Hurst Rams	3	3	3	3	3	3	3	3	3	3	\$ 5,600
K-12 Saws	3	3	3	3	3	3	3	3	3	3	\$ 1,700
MSA Galaxy Calibration Units	-	-	-	-	-	-	-	-	-	-	\$ 1,800
MSA MultiGas Detectors Altair4	-	-	-	-	-	-	-	-	-	-	\$ 1,000
Niki Jaws	1	1	1	1	1	1	1	1	1	1	\$ 25,500
Orion Detectors	3	3	3	3	3	3	3	3	3	3	\$ 1,800
Pagers	85	85	85	85	85	85	85	85	85	85	\$ 600
PID (Photo Ionization Detector)	-	-	1	1	1	1	1	1	1	1	\$ 6,700
Portable Pumps (Transfer)	3	3	3	3	3	3	3	3	3	3	\$ 2,000
Portable Pumps (Fire Pumps)	6	6	6	6	6	6	6	6	6	6	\$ 7,300
Portable Tanks	6	6	6	6	6	6	6	6	6	6	\$ 2,000
Positive Pressure Fans	3	3	3	3	3	3	3	3	3	3	\$ 2,400
Quick Vent Saws	3	3	3	3	3	3	3	3	3	3	\$ 2,000
Radio System	1	1	1	1	1	1	1	1	1	1	\$ 212,200
SCBA (Scott Air Paks)	48	48	48	48	48	48	48	48	48	48	\$ 5,100
Scott Spare Air Cylinders	89	89	89	89	89	89	89	89	89	89	\$ 73,600
Smoke Ejectors	3	3	3	3	3	3	3	3	3	3	\$ 2,000
Thermal Imaging Cameras	-	2	2	3	3	3	3	3	3	3	\$ 9,500
Training Tower (Bdn)	1	1	1	1	1	1	1	1	1	1	\$ 19,900
Total	350	352	353	353	353	353	353	353	353	360	

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

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
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Population	15,984	16,500	17,097	17,523	17,974	18,357	18,787	19,223	19,645	19,884	
Per Capita Standard	0.0219	0.0213	0.0206	0.0201	0.0196	0.0192	0.0188	0.0184	0.0180	0.0181	

10 Year Average	2004-2013	
Quantity Standard	0.0196	
Quality Standard	\$ 21,410	
Service Standard	\$ 420	\$ 825

DC Amount (before deductions)	10 Year
Forecast Population	4,563
\$ per Capita	\$ 420
Eligible Amount	\$ 1,914,772

APPENDIX C

LOCAL SERVICE POLICY

APPENDIX C - LOCAL SERVICE POLICY

GENERAL POLICY GUIDELINES ON DEVELOPMENT CHARGE AND LOCAL SERVICE FUNDING FOR ROAD-RELATED, STORMWATER MANAGEMENT, WATER AND WASTEWATER WORKS

Through discussions with Township staff, the following local service guidelines are proposed to delineate the jurisdiction for capital cost recovery (i.e. local service or development charges).

1. Collector Roads
 - 1.1 Collector roads internal to development – direct developer responsibility under s.59 of the DCA (as a local service).
 - 1.2 Collector roads external to development – if local service within the area to which the plan relates, include in DC calculation to the extent permitted under s.5(1) of the DCA (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 DCA (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 DC calculation (excluding private entrance signals), as required under s.5(1) of the DCA.
3. Streetlights
 - 3.1 Streetlights on regional (arterial) roads – Include in area municipal DC (based on ten-year standards as per s.5(1) of the DCA), or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of the DCA).
 - 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 DC (based on ten year standards as per s.5(1) of the DCA), or in exceptional circumstances may be direct developer responsibility through local service provisions (s.59 of DCA).
 - 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 DCA).
 5. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways
 - 5.1 Bike lanes with road allowance – include in DC road costs (regional and area municipal), consistent with the service standard provisions of the DCA, s.5(1).
 - 5.2 Bike paths outside road allowance – include in DC calculation consistent with the service standard provision of the DCA, s.5(1).
 6. Noise Abatement Measures
 - 6.1 Internal to development – direct developer responsibility through local service provisions (s.59 of the DCA).
 7. Traffic Control Systems
 - 7.1 Include in DC calculation, based on ten-year standards, as required under s.5(1) of the DCA.
 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 DC (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 DC (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 DCA) including downstream or adjacent erosion works.
 10. Water and Wastewater
 - 10.1 Major truck mains and pumping station to be included with the DC.
 - 10.2 Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.

APPENDIX D

LONG TERM CAPITAL AND OPERATING COST EXAMINATION

APPENDIX D - TOWNSHIP OF WILMOT ANNUAL CAPITAL AND OPERATING COST IMPACT

As a requirement of the *Development Charges Act, 1997* under subsection 10(2)(c), an analysis must be undertaken to assess the long term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. square foot of building space, per vehicle, etc.). This was undertaken through a review of the Township's 2012 Financial Information Return.

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as life cycle cost. By definition, life cycle 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 life cycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor x capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

ASSET	LIFE CYCLE COST FACTORS	
	AVERAGE USEFUL LIFE (YEARS)	FACTOR
Facilities, Buildings	40	0.01656
Roads	25	0.04116
Rolling Stock	10	0.09133
Fire Vehicles	15	0.05783
Parks Related	20	0.04116

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	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services	3,725,035	19,200	-	19,200
2. Water Services	625,207	3,200	-	3,200
3. Transportation Services	4,009,862	165,000	514,107	679,107
4. Fire Protection Services	291,108	16,800	2,903,839	2,920,639
5. Parks and Recreation Services	3,331,838	82,100	2,190,994	2,273,094
6. Library Services	90,000	1,500	-	1,500
7. Administration - Studies	177,179	-	-	-

APPENDIX E

PROPOSED DEVELOPMENT CHARGE BYLAW

THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NUMBER 2014-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGE

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 11th day of August, 2014 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 the date this by-law was passed;

“farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (i) 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

- i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- ii. 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:

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

3.9 Other Exemptions:

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

- i. 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*;
- ii. A home occupation;
- iii. Development creating or adding an accessory use or accessory structure;
- iv. Temporary use permitted under a zoning by-law under Section 39 of the *Planning Act*;
- v. 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 3.14, 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 the anniversary date of the by-law, in accordance with the second quarter of 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 _____, 2014.

10. DATE BY-LAW EXPIRES

- 10.1 This By-law will expire at 12:01 AM on _____, 2019 unless it is repealed by Council at an earlier date.

PASSED THIS ____th day of _____, 2014

Mayor

Township Clerk

SCHEDULE “A”
TO BY-LAW 2014-_____
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 Service Area (New Hamburg and Baden)

- Wastewater Services
 - Wastewater Systems
- Water Services
 - Water Systems

SCHEDULE “B”
TO BY-LAW 2014-_____
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL					INDUSTRIAL (per ft² of Gross Floor Area)	COMM/INST. (per ft² of Gross Floor Area)
	Single and Semi- Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Lodging Units		
Municipal Wide Services:							
Transportation Services	\$ 2,138	\$ 1,261	\$ 862	\$ 1,696	\$ 656	\$ 0.59	\$ 1.32
Fire Protection Services	\$ 158	\$ 93	\$ 64	\$ 125	\$ 48	\$ 0.07	\$ 0.05
Parks and Recreation Services	\$ 2,081	\$ 1,228	\$ 839	\$ 1,651	\$ 638	\$ 0.13	\$ 0.29
Library Services	\$ 57	\$ 35	\$ 24	\$ 46	\$ 17	\$ 0.00	\$ 0.01
Administration - Studies	\$ 94	\$ 55	\$ 38	\$ 75	\$ 29	\$ 0.03	\$ 0.06
Total Municipal Wide Services	\$ 4,528	\$ 2,672	\$ 1,827	\$ 3,593	\$ 1,388	\$ 0.82	\$ 1.72
Urban Services							
Wastewater Services	1,897	1,119	765	1,505	582	\$ 0.53	\$ 1.17
Water Services	318	188	128	252	98	\$ 0.09	\$ 0.20
Total Urban Services	2,215	1,307	893	1,757	680	\$ 0.61	\$ 1.37
GRAND TOTAL RURAL AREA	4,528	2,672	1,827	3,593	1,388	\$ 0.82	\$ 1.72
GRAND TOTAL URBAN AREA	6,743	3,979	2,720	5,350	2,068	\$ 1.44	\$ 3.08