



# 2024 Development Charges Background Study

Municipality of West Perth

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For Public Review and Comment

May 23, 2024

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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development Charges
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
km	Kilometers
LPAT	Local Planning Appeal Tribunal
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O.P.P.	Ontario Provincial Police
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.U.	Single detached unit
sq.ft.	square foot



# Executive Summary



# Executive Summary

(a) The report provided herein represents the Development Charges (D.C.) Background Study for the Municipality of West Perth (Municipality) required by the Development Charges Act, 1997, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

- Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
- Chapter 2 – Review of the Municipality’s present D.C. policies;
- Chapter 3 – Summary of the anticipated residential and non-residential development for the Municipality;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of the historical level of service, increase in capital needs, identification of future capital costs to service the anticipated development, and related deductions and allocations;
- Chapter 6 – Calculation of the D.C.s;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

(b) D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to impose these charges. The methodology required to determine the charges is detailed in Chapter 4; a simplified summary is provided below.

- 1) Identify amount, type, and location of the anticipated development;
- 2) Identify the increase in need for service to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
  - Grants, subsidies, and other contributions;
  - Benefit to existing development;
  - Amounts in excess of 15-year historical service calculation; and
  - D.C. reserve funds (where applicable);



- 5) Net capital costs are then allocated between residential and non-residential development types; and
- 6) Net costs divided by the anticipated development to provide the D.C.

(c) Subsequent to the passage of the Municipality's 2019 D.C. By-law (By-law 2019-48), a number of amendments to the D.C.A. have taken place. These changes have been incorporated throughout the report and in the draft by-law, as necessary. The legislative amendments to the D.C.A. include the following (details of each Act are provided in Chapter 1 of this report):

- Bill 108: *More Homes, More Choice Act, 2019*
- Bill 138: *Plan to Build Ontario Together Act, 2019*
- Bill 197: *COVID-19 Economic Recovery Act, 2020*
- Bill 213: *Better for People, Smarter for Business Act, 2020*
- Bill 109: *More Homes for Everyone Act, 2022*
- Bill 23: *More Homes Built Faster Act, 2022*
- Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*
- Bill 134: *Affordable Homes and Good Jobs Act, 2023*

A summary of some of the amendments are outlined below:

- Limiting D.C. eligible services;
- Historical level of service calculation extended to a 15-year average;
- Capital cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (no services currently prescribed);
- Mandatory phase-in of a D.C., as follows:
  - Year 1 – 80% of the maximum charge;
  - Year 2 – 85% of the maximum charge;
  - Year 3 – 90% of the maximum charge;
  - Year 4 – 95% of the maximum charge; and
  - Year 5 to expiry – 100% of the maximum charge;
- Annual installment payments for rental and institutional development, in six equal payments commencing at occupancy;



- D.C. amount for development occurring within two years of a site plan or zoning by-law amendment planning approval is determined based on the charges in effect on the date of planning application;
- Maximum interest rate for installments and the determination of D.C.s for eligible site plan and zoning by-law amendment applications set at the average prime rate plus 1%;
- D.C. exemptions for additional residential units (up to a third dwelling unit);
- Statutory D.C. exemptions for affordable units, attainable units, and affordable inclusionary zoning units;
- Statutory D.C. exemption for non-profit housing;
- Statutory D.C. exemption for universities receiving ongoing funding from the Province;
- Mandatory D.C. discount for rental housing, based on the number of bedrooms;
- Term of a D.C. by-law extended from 5 years to 10 years;
- Municipalities are required to spend or allocate at least 60% of their D.C. reserve fund at the beginning of the year for water, wastewater, and services related to a highway; and
- Additional requirements related to the annual D.C. reserve fund Treasurer's statement.

It is noted, that on April 10, 2024, Bill 185 the *Cutting Red Tape to Build More Homes Act, 2024*, was introduced, this Act proposes additional amendment to the D.C.A., including:

- Reinstate studies as an eligible capital cost;
- Remove the mandatory phase-in of charges within D.C. by-law;
- Allow minor amendments to D.C. by-laws concerning by-law expiry dates, removal of the mandatory phase-in, and inclusion of capital costs for studies;
- Reduce the time period governing the D.C. rate freeze for site plan and zoning by-law amendment planning applications; and
- Modernize D.C. public notice requirements.

If Bill 185 is not in effect at the time Council considers the new D.C. by-law through this process, then upon enactment, the Municipality intends to undertake the minor D.C. by-law amendments to remove the mandatory phase-in of charges, and include



the capital cost of growth-related studies, including the costs of D.C. background studies.

- (d) The growth forecast (provided in Chapter 3), summarized in Table ES-1, on which the D.C. is based, projects the following population, housing, and non-residential employment and associated gross floor area for the 10-year (mid-2024 to mid-2034) and urban buildout forecast periods.

**Table ES-1**  
**Municipality of West Perth**  
**Summary of Anticipated Municipal-Wide D.C. Residential and Non-Residential Development**

Measure	10 Year mid-2024 to mid-2034	Urban Buildout mid-2024 to Urban Buildout
(Net) Population Increase	843	1,648
(Gross) Population Increase in New Households*	1,036	1,760
Residential Unit Increase	380	708
Non-Residential Employment Increase	355	711
Non-Residential Gross Floor Area Increase (sq.ft.)	384,300	654,200

\*Growth includes population in both permanent, seasonal, and institutional households

- (e) Table ES-2 includes a summary of the D.C. eligible capital costs for each eligible service arising from the anticipated development. These capital costs are provided in detail in Chapter 5. The D.C.A. requires that the background study include a summary of the gross and net capital costs to be incurred over the term of the by-law (i.e., 10-years) for existing and future development. This summary is provided by service in Table 6-4 of the D.C. Background Study.

In total, gross capital costs of approximately \$18 million are forecast for the 10-year by-law term. These capital costs have been identified through discussion with



Municipal staff. A portion of these capital costs, \$198,000, relate to the needs of growth beyond the forecast period. These costs are not included in the D.C. calculation, however, will be considered in future D.C. studies. Other deductions in the determination of the D.C. recoverable costs include approximately \$7 million related to the portion of capital projects that will benefit the existing development, \$445,000 related to anticipated grants, subsidies, and other contributions, and \$89,900 relates to the portion of capital costs that are related to D.C. ineligible services.

The resultant net D.C. recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period totals approximately \$10.27 million, of which \$7.17 million is attributed to the forecasted residential development and \$2.80 million allocated to the forecasted non-residential development.

**Table ES-2**  
**Municipality of West Perth**  
**Summary of Costs Anticipated During the Term of the By-law**

Description	Value (2024\$)
Total gross expenditures planned over the next ten years	\$17,997,273
Less: benefit to existing development	\$6,996,602
Less: post planning period benefit	\$198,000
Less: costs associated with D.C. ineligible services	\$89,900
Less: grants, subsidies, and other contributions	\$445,000
<b>Net costs to be recovered from D.C.s. over the term of the by-law</b>	<b>\$10,267,771</b>

- (f) At present, the Municipality imposes D.C.s on residential developments in accordance with By-Law 63-2019. The Municipality is undertaking a D.C. public process and anticipates passing a new D.C. by-law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for June 18, 2024, with adoption of the D.C. by-law anticipated for July 16, 2024.



This report provides the calculations of the residential and non-residential charges to recover the capital costs of the anticipated increase in need for services arising from the forecast development (summarized in Schedule ES-3). The following services are calculated based on a municipal-wide 10-year forecast period:

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services;
- Provincial Offences Act Including By-law Enforcement; and
- Waste Diversion.

The following services are calculated based on an urban-wide buildout forecast period:

- Water Services; and
- Wastewater Services; and
- Stormwater Services.

(g) The calculated D.C. for a single detached unit within the urban service area is \$20,258. The calculated non-residential charge for developments within the urban service area is \$7.05 per sq.ft. of gross floor area. Table ES-4 provides the calculated D.C.s for residential and non-residential developments by service.

(h) In addition to the calculated charges for the services identified above, Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024* proposes to allow studies to be included as a capital cost eligible for recovery through D.C.s. As such, staff have reviewed the growth-related study needs for the 10-year forecast period, and a D.C. calculation has been undertaken in anticipation of the legislative change. The calculated D.C. for costs of growth studies would add \$704/unit to the proposed D.C.s for a single detached residential dwelling unit, and \$0.66/sq.ft. of GFA for non-residential development. If Bill 185 is enacted prior to Council's adoption of the D.C. by-law herein, these additional costs should be added to the charges and included in the proposed D.C. by-law for consideration.

(i) At present, the D.C.A. requires that the charges in the by-law be phased-in over a 5-year period. The charges provided herein conform with the requirements of the



D.C.A, however the phase-in maybe removed prior to by-law consideration by Council if Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*, is enacted prior to the time of by-law passage.



**Table ES-3**  
**Municipality of West Perth**  
**Calculated Schedule of Development Charges**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal-Wide Services/Class of Service:</b>						
Services Related to a Highway	5,593	3,546	3,233	2,129	2,040	2.14
Fire Protection Services	1,310	830	757	499	478	0.50
Policing Services	5	3	3	2	2	0.00
Parks and Recreation Services	1,262	800	729	480	460	0.06
Library Services	823	522	476	313	300	0.04
Provincial Offences Act including By-Law Enforcement	14	9	8	5	5	0.01
Waste Diversion	19	12	11	7	7	0.01
<b>Total Municipal-Wide Services</b>	<b>\$9,026</b>	<b>\$5,722</b>	<b>\$5,217</b>	<b>\$3,435</b>	<b>\$3,292</b>	<b>\$2.76</b>
<b>Urban Services</b>						
Stormwater Drainage and Control Services	856	543	495	326	312	0.33
Wastewater Services	6,912	4,382	3,995	2,631	2,521	2.64
Water Services	3,463	2,195	2,001	1,318	1,263	1.32
<b>Total Urban Services</b>	<b>\$11,231</b>	<b>\$7,120</b>	<b>\$6,491</b>	<b>\$4,275</b>	<b>\$4,096</b>	<b>\$4.29</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$9,026</b>	<b>\$5,722</b>	<b>\$5,217</b>	<b>\$3,435</b>	<b>\$3,292</b>	<b>\$2.76</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$20,258</b>	<b>\$12,842</b>	<b>\$11,708</b>	<b>\$7,710</b>	<b>\$7,388</b>	<b>\$7.05</b>
<b>Class of Service</b>						
Growth Studies	704	446	407	268	257	0.66
<b>Total Municipal-Wide Class of Service</b>	<b>\$704</b>	<b>\$446</b>	<b>\$407</b>	<b>\$268</b>	<b>\$257</b>	<b>\$0.66</b>



(j) Tables ES-4 and ES-5 provide a comparison of the D.C.s currently imposed in the Municipality and the calculated charges herein. These comparisons are provided for a single-detached residential dwelling unit and non-residential development on a per sq.ft. of gross floor basis, respectively. Note that the Municipality currently exempts non-residential development from payment of D.C.s.

**Table ES-4**  
**Municipality of West Perth**  
**Single-Detached Residential Dwelling Unit D.C. Comparison**

Service/Class of Service	Current	Calculated
<b>Municipal-Wide Services:</b>		
Services Related to a Highway	2,161	5,593
Fire Protection Services	396	1,310
Policing Services	-	5
Parks and Recreation Services	614	1,262
Library Services	-	823
Provincial Offences Act including By-Law Enforcement	-	14
Waste Diversion	-	19
<b>Total Municipal-Wide Services</b>	<b>\$3,171</b>	<b>\$9,026</b>
<b>Urban Area Specific Services:</b>		
Stormwater Drainage and Control Services	1,498	856
Wastewater Services	4,360	6,912
Water Services	2,263	3,463
<b>Total Urban Area Specific Services</b>	<b>\$8,121</b>	<b>\$11,231</b>
<b>Grand Total - Urban Area Services</b>	<b>\$11,292</b>	<b>\$20,258</b>
<b>Municipal Wide Class of Service</b>		
Growth Studies	277	704
<b>Total Municipal-Wide Class of Service</b>	<b>\$277</b>	<b>\$704</b>
<b>Grand Total Municipal Wide Services/Classes</b>	<b>\$3,448</b>	<b>\$9,730</b>
<b>Grand Total - Urban Area Services/Classes</b>	<b>\$11,569</b>	<b>\$20,962</b>



**Table ES-5**  
**Municipality of West Perth**  
**Non-Residential D.C. Comparison per sq.ft.**  
**of Gross Floor Area**

Service/Class of Service	Current	Calculated
<b>Municipal-Wide Services:</b>		
Services Related to a Highway	-	2.14
Fire Protection Services	-	0.50
Policing Services	-	-
Parks and Recreation Services	-	0.06
Library Services	-	0.04
Provincial Offences Act including By-Law Enforcement	-	0.01
Waste Diversion	-	0.01
<b>Total Municipal-Wide Services</b>	<b>\$0.00</b>	<b>\$2.76</b>
<b>Urban Area Specific Services:</b>		
Stormwater Drainage and Control Services	-	0.33
Wastewater Services	-	2.64
Water Services	-	1.32
<b>Total Urban Area Specific Services</b>	<b>\$0.00</b>	<b>\$4.29</b>
<b>Grand Total - Urban Area Services</b>	<b>\$0.00</b>	<b>\$7.05</b>
<b>Municipal Wide Class of Service</b>		
Growth Studies	-	0.66
<b>Total Municipal-Wide Class of Service</b>	<b>\$0.00</b>	<b>\$0.66</b>
<b>Total Municipal Wide Services/Classes</b>	<b>\$0.00</b>	<b>\$3.42</b>
<b>Grand Total - Urban Area Services/Classes</b>	<b>\$0.00</b>	<b>\$7.71</b>

(k) Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law for each service, which is appended in Appendix G. These decisions may include:

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



The D.C.A. does not allow for D.C. revenue foregone as a result of an exemption or reduction in the charge to be made up through higher D.C.s on other development. As such, any decision to provide further exemptions or reductions should consider alternative funding sources to address the foregone revenue.



# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

---

The Municipality of West Perth (Municipality) retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (D.C.) background study and by-law process in 2024. This background study has been prepared for public comment. This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997* (D.C.A.), as amended, and recommends new charges and by-law policies for the Municipality.

This D.C. background study will be distributed to members of the public to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations. Watson will continue to work with Municipal staff to further refine the background study (as required) based on public feedback, for the release of the final D.C. background study prior to the Council adoption of the by-law.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Municipality's D.C. background study, as summarized in Chapter 4. Chapter 6 contains the calculated D.C.s based on the increase in need and capital costs of services identified in Chapter 5. It also addresses the requirement for "rules" outlining the implementation of the charge as contained in Chapter 7. Appendix G provides the proposed by-law to be made available to the public as part of the approval process.

The report also includes a summary of the Municipality's current D.C. rates and policies (Chapter 2) to provide a comparison with those being proposed. It further addresses post-by-law adoption implementation requirements (Chapter 8), which are critical to the successful application of the new by-law.

The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charges.



## 1.2 Summary of the Process

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The public meeting required under section 12 of the D.C.A., has been scheduled for July 2, 2024. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on May 23, 2024.

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

- Consideration of responses received prior to, at, or immediately following the public meeting;
- Refinements to the report, if required; and
- Council consideration of the by-law subsequent to the public meeting.

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



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

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Early 2024 to Mid-2024
Public release of final D.C. Background study and proposed by-law	May 23, 2024
Public meeting advertisement placed in newspaper(s)	By 21 Days prior to the Public Meeting
Public meeting of Council	July 2, 2024
Council considers adoption of background study and passage of by-law	July 22, 2024
Newspaper notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage
Municipality makes pamphlet available (where by-law not appealed)	By 60 days after in force date

### 1.3 Changes to the *Development Charges Act, 1997*

Over the past five (5) years, a number of changes to the D.C.A. have been introduced through various legislation including the following:

- Bill 108: *More Homes, More Choice Act, 2019*;
- Bill 138: *Plan to Build Ontario Together Act, 2019*;
- Bill 197: *COVID-19 Economic Recovery Act, 2020*;
- Bill 213: *Better for People, Smarter for Business Act, 2020*;
- Bill 109: *More Homes for Everyone Act, 2022*;



- Bill 23: *More Homes Built Faster Act, 2022*;
- Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*; and
- Bill 134: *Affordable Homes and Good Jobs Act, 2023*.

The following provides an overview of the amendments to the D.C.A. that each of these pieces of legislation provided.

It is also noted that on April 10, 2024, the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), was released and is currently in the legislative process. Section 1.3.9 provides further details of the proposed changes to the D.C.A. under the Bill.

### **1.3.1 Bill 108: *More Homes, More Choice Act, 2019***

The Province introduced Bill 108, *More Homes, More Choice Act, 2019* which proposed changes to the D.C.A. as part of the province's "More Homes, More Choice: Ontario's Housing Supply Action Plan." The *More Homes, More Choice Act, 2019* received Royal Assent on June 6, 2019. At that time many of the amendments to the D.C.A. did not come into effect, awaiting proclamation by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note, that further changes related to non-profit housing have been made under the *More Homes Built Faster Act, 2022*, summarized below). Any unpaid D.C. amounts may be added to the property and collected as taxes.
- For all developments triggering a D.C. within two years of a Site Plan or Zoning By-law Amendment planning approval, the D.C. shall be determined based on the charges in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. These amendments do not affect developments approved under other planning application types (e.g., plan of subdivision, minor variance, etc.).
- The removal of the 10% statutory deduction for soft services, i.e., services limited to a 10-year forecast period.



### **1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019**

The *Plan to Build Ontario Together Act, 2019* provided further amendments to the D.C.A. and *Planning Act*. This Act received Royal Assent on December 10, 2019. Proclamation resulted in the sections related to the D.C.A. (schedule 10) coming into effect on January 1, 2020. The amendments to the D.C.A. included the removal of instalment payments for commercial and industrial developments that were originally included in the *More Homes, More Choice Act, 2019*.

### **1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020**

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, *COVID-19 Economic Recovery Act, 2020*, which provided amendments to a number of statutes, including the D.C.A. and *Planning Act*. The COVID-19 Economic Recovery Act further revised some of the proposed changes identified in the *More Homes, More Choice Act, 2019* and *Plan to Build Ontario Together Act, 2019*. The *COVID-19 Economic Recovery Act, 2020* received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the amendments to the D.C.A.:

#### **1.3.3.1 List of D.C. Eligible Services**

The D.C.A. previously defined ineligible services for D.C.s. The amendments to the D.C.A. now defined the services that are eligible for inclusion in a D.C. by-law. The following summarizes the D.C. eligible services:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;



- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services (Note that as per Bill 23, housing services are no longer eligible);
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

### 1.3.3.2 *Classes of D.C. Services*

Prior to the amendments, the D.C.A. allowed for categories of services to be grouped together into a minimum of two categories, i.e., 90% services and 100% services. The amendments repealed these rules and replaced them with the following provisions:

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

### 1.3.3.3 *Statutory Exemptions*

The D.C.A. provides for statutory exemptions from payment of D.C.s related to additional residential units, where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. Note, that further changes related to additional residential units have been made under the *More Homes Built Faster Act, 2022*, summarized below.



### **1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020**

On December 8, 2020, the *Better for People, Smarter for Business Act, 2020* received Royal Assent. One of the changes of this Act amended the *Ministry of Training, Colleges and Universities Act* by exempting the developments of land intended for use by a university that receives operating funds from the Government from the payment of D.C.s. As a result, this mandatory exemption is included in the Municipality's draft D.C. by-law.

### **1.3.5 Bill 109: More Homes for Everyone Act, 2022**

On April 14, 2022, the *More Homes for Everyone Act, 2022* received Royal Assent. One of the D.C.A. amendments, and O. Reg. 438/22, prescribed additional information to be included in the annual Treasurer's Statement on D.C. reserve funds and its publication. The following additional information must be provided for each service for which a D.C. is collected for during the year:

- a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;
- b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

These requirements have been further amended to require that the annual Treasurer's Statement be made available to the public on the municipality's website, or in the municipal office.

### **1.3.6 Bill 23: More Homes Built Faster Act, 2022**

The *More Homes Built Fast Act, 2022*, received Royal Assent on November 28, 2022. This Act amends several pieces of legislation including the *Planning Act* and the D.C.A. The following provides a summary of the amendments to the D.C.A.:



### *1.3.6.1 Additional Residential Unit Exemption*

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
  - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
  - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
  - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

### *1.3.6.2 Removal of Housing as an Eligible D.C. Service*

Housing services is removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

### *1.3.6.3 New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments*

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments are exempt from the payment of D.C.s, as follows:

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.



- **Attainable Units:** Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
  - **Note:** for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- **Inclusionary Zoning Units:** Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- **Non-Profit Housing:** Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

#### *1.3.6.4 Historical Level of Service extended to 15-year period instead of the historical 10-year period*

Prior to Royal Assent, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

#### *1.3.6.5 Revised Definition of Capital Costs*

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act will prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed.

#### *1.3.6.6 Mandatory Phase-in of a D.C.*

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.



### *1.3.6.7 D.C. By-law Expiry*

A D.C. by-law now expires ten years after the day it comes into force unless the by-law provides for an earlier expiry or repeal date. This extends the by-law's life from what used to be a maximum of five years.

### *1.3.6.8 Installment Payments*

Non-profit housing development has been removed from the instalment payment section of the D.C.A. under Section 26.1, as these units are now exempt from the payment of a D.C.

### *1.3.6.9 Rental Housing Discount*

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

### *1.3.6.10 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications*

No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

### *1.3.6.11 Requirement to Allocate Funds Received*

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water services, wastewater services, and services related to a highway. Other services may be prescribed by the regulation.



### **1.3.7 Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023**

The *Helping Homebuyers, Protecting Tenants Act* (Bill 97) received Royal Assent on June 8, 2023. This bill extends the mandatory exemption from payment of D.C.s for additional residential units in new residential buildings or in existing houses to all lands versus just urban lands.

### **1.3.8 Bill 134: Affordable Homes and Good Jobs Act, 2023**

The exemption for affordable residential units was included in the *More Homes Built Faster Act, 2022* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an “Affordable Residential Units for the Purposes of the *Development Charges Act, 1997* Bulletin.” This bulletin informs the average market rent, average purchase price, and average household income thresholds to be used in determining which developments qualify as affordable residential units. The bulletin was published by the Minister on May 1, 2024.

Bill 134 received Royal Assent on December 4, 2023, and provides for a modification to the affordable residential unit definition by:

- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.

This change provides the exemption based on the lesser of the two measures.

Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- The tenant and purchaser transacting the affordable unit being at arm’s length;
- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).



The following table provides the provided through Bill 134 (underlining added for emphasis).

Table 1-1  
Definition of Affordable Residential Units

Item	Bill 134 Definition (as per D.C.A.)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> <li>i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and</li> <li>ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.</li> </ul>
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> <li>(a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60<sup>th</sup> percentile of gross annual incomes for renter households in the applicable local municipality</u>; and</li> <li>(b) identify the <u>rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).</li> </ul>
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> <li>i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and</li> <li>ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.</li> </ul>
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> <li>(a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60<sup>th</sup> percentile of gross annual incomes for households in the applicable local municipality</u>; and</li> <li>(b) identify the <u>purchase price</u> that, in the Minister's opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)</li> </ul>

As noted, the bulletin was release on May 1, 2024, which provides the information for the Municipality to measure against for determining the applicability of the exemption from the D.C. (as well as C.B.C. and Parkland requirements). The bulletin provides the following information is specific to the Municipality (it is noted that the Bulletin will be updated annually):



- For Affordable Ownership Units: the average household income provides the amount to be measured against, being \$380,900, as the 90% of average purchase prices is greater for all unit types, as follows:
  - Detached House: \$576,000
  - Semi-Detached House: \$468,000
  - Row/townhouse: \$504,000
  - Condominium Apartment \$459,000
- For Affordable Rental Units: the average rent based on household income would equal \$2,060 per month. The average market rent for a bachelor, 1-bedroom, 2-bedroom, and for units with 3 or more bedrooms, is lower than the average household income and therefore, provides the amount to be measured against, being where monthly rent is lower than:
  - For a bachelor unit: \$1,058
  - For a 1-bedroom unit: \$1,403
  - For a 2-bedroom unit: \$1,445
  - For a unit with 3 or more bedrooms: \$1,456

### **1.3.9 Bill 185: Cutting Red Tape to Build More Homes Act, 2024**

On April 10, 2024, the Ontario Legislature released proposed changes to the D.C.A. which proposes the following changes:

- The removal of the mandatory phase-in for D.C. by-laws;
- A reduction to the D.C. rate freeze timelines for site plan and zoning by-law amendment applications, whereby the period between the building permit issuance and planning application approval is reduced to 18 months vs. two (2) years (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- The inclusion of studies as an eligible cost for services, including a D.C. background study;
- The ability to repeal a provision of the D.C. by-law specifying the date the by-law expires (subject to the 10-year by-law limitation provided in the D.C.A.);
- The ability to undertake minor D.C. by-law amendments for by-laws passed after November 28, 2022, and before Bill 185 takes effect, related to the inclusion of capital costs for studies and the removal of the mandatory D.C. phase-in; and



- Modernize D.C. public notice requirements to permit use of municipal websites where newspapers of general circulation are not available.

Bill 185 has not been enacted at the time of writing this D.C. Background Study. As such, the changes proposed in the Bill have been noted in the D.C. calculations but are not fully reflected in the draft D.C. by-law contained herein.



# Chapter 2

## Municipality of West Perth's Current D.C. Policy



## 2. Municipality of West Perth's Current D.C. Policy

### 2.1 Schedule of Charges

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On September 3, 2019, the Municipality passed By-law 63-2019 under the D.C.A. to impose D.C.s for residential and non-residential uses. The D.C. by-law is set to expire on September 3, 2024.

### 2.2 Services Covered

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The following services are covered under By-law 63-2019:

- Transportation;
- Fire Protection Services;
- Parks and Recreation;
- Administration Studies.
- Water Services;
- Wastewater Services; and
- Stormwater Services.

The by-law imposes water, wastewater, and stormwater D.C.s on an area specific basis in the Mitchell Settlement Area. Additionally, the D.C.s for Transportation, Parks and Recreation, Fire, Administration, vary in the Mitchell Settlement Area vs. the Rural Service Area. The D.C.s in the Mitchell Settlement Area were phased-in over the term of the by-law. The by-law provides for residential D.C.s only, hence, non-residential development is exempt from payment of D.C.s.

### 2.3 Timing of D.C. Calculation and Payment

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D.C.s are calculated and payable in full at the time the first building permit is issued in relation to a building or structure on land to which a D.C. applied.

It is noted that the D.C. legislation has been amended since the passage of the by-law and D.C.s are now payable at the time of the first building permit issuance for most developments. Payments with respect to rental housing and institutional development pay their D.C.s over six (6) annual installments. Applications with respect to a site plan



or zoning by-law amendment have their D.C. determined at the rates in effect at the time of planning application if the building permit for the proposed development is issued within two (2) years of planning application approval. The provisions of the D.C.A. override the provisions of the current by-law.

## 2.4 Approvals for Development

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The D.C.s shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:

- The passing of a zoning by-law or an amendment thereto;
  - The approval of a minor variance;
  - A conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act;
  - The approval of a plan of subdivision;
  - A consent;
  - The approval under the Condominium Act; or
- The issuance of a building permit.

## 2.5 Indexing

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D.C.s within the by-law shall be adjusted annually on January 1<sup>st</sup> without amendment to the by-law, in accordance with the second quarter Statistics Canada Quarterly, Non-Residential Building Construction Price Index.

## 2.6 Redevelopment Allowance

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As a result of the redevelopment of land where a residential unit or units existed on a property prior to a period of not more than five (5) years prior to an application for a building permit(s) for new residential dwellings on the same property. The new units are not subject to a development charge up to and including the original number of units that existed on the site within five years prior to the application for building permit(s) on the property. All units in excess of the original number are subject to the current development charge.



## 2.7 Exemptions

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The following non-statutory exemptions are provided under By-law 2019-48:

- Full exemption for a place of worship and land used in connection therewith and every churchyard, cemetery, burying ground or burial site that is exempt from taxation under section 3 of the Assessment Act;
- Full exemption for commercial, industrial, or institutional uses; and
- Full exemption for a bona fide non-residential farm building.

It is noted that statutory exemptions resulting from D.C.A. amendments as noted in Chapter 1, must also be witness by the Municipality even though they may not be currently reflected in the existing by-law.

## 2.8 Current Development Charges

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The Municipality's current D.C.s for residential and non-residential development are shown in Table 2-1 for the Mitchell Settlement Area, and Table 2-2 for the Rural Areas (i.e., outside of the Mitchell Settlement Area), as per By-law 63-2019.



Table 2-1  
Municipality of West Perth  
Current Schedule of D.C. – Mitchell Settlement Area  
As of January 1, 2024

Service	Single & Semi Detached	Multiple Units and Townhouses	Apartments	per sq.ft. of Gross Floor Area
Transportation (Services Related to a Highway)	2,160.77	1,851.83	1,587.36	-
Fire Protection Services	395.83	339.23	290.79	-
Parks and Recreation Services	614.47	526.62	451.40	-
Administration (Growth Studies)	276.70	237.14	203.27	-
Stormwater Drainage and Control Services	1,498.16	1,283.96	1,100.58	-
Wastewater Services	4,359.71	3,736.38	3,202.75	-
Water Services	2,262.97	1,939.43	1,662.45	-
<b>Total</b>	<b>\$11,568.61</b>	<b>\$9,914.59</b>	<b>\$8,498.61</b>	<b>\$0.00</b>

Table 2-2  
Municipality of West Perth  
Current Schedule of D.C. – Rural Area  
As of January 1, 2024

Service	Residential			Non-Residential
	Single and Semi-Detached	Multiple Units and Townhouses	Apartments	per sq.ft. of Gross Floor Area
Transportation (Services Related to a Highway)	13.76	12.38	9.63	-
Fire Protection Services	674.27	577.95	495.05	-
Parks and Recreation Services	648.13	555.93	475.80	-
Administration (Growth Studies)	291.73	250.44	214.52	-
<b>Total</b>	<b>\$1,627.89</b>	<b>\$1,396.71</b>	<b>\$1,195.00</b>	<b>\$0.00</b>



# Chapter 3

## Anticipated Development in the Municipality of West Perth



## 3. Anticipated Development in the Municipality of West Perth

### 3.1 Requirement of the Act

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The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Municipality will be required to provide services over a 10-year (mid-2024 to mid-2034) and a longer-term (2024 to buildout) time horizon.

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

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

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The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Municipality over the forecast period, including:

- County of Perth Official Plan 2023 Official Plan Update - Comprehensive Review Report, October 20, 2023, by Watson & Associates Economists Ltd. and WSP;
- Municipality of West Perth 2019 Development Charges Study, August 8, 2019, by B. M. Ross and Associates Limited;
- 2011, 2016 and 2021 population, household, and employment Census data;
- Historical residential building permit data over the 2014 to 2023 period;
- Residential and non-residential supply opportunities as identified by Municipal staff; and
- Discussions with Municipal staff regarding anticipated residential and non-residential development in the Municipality of West Perth.

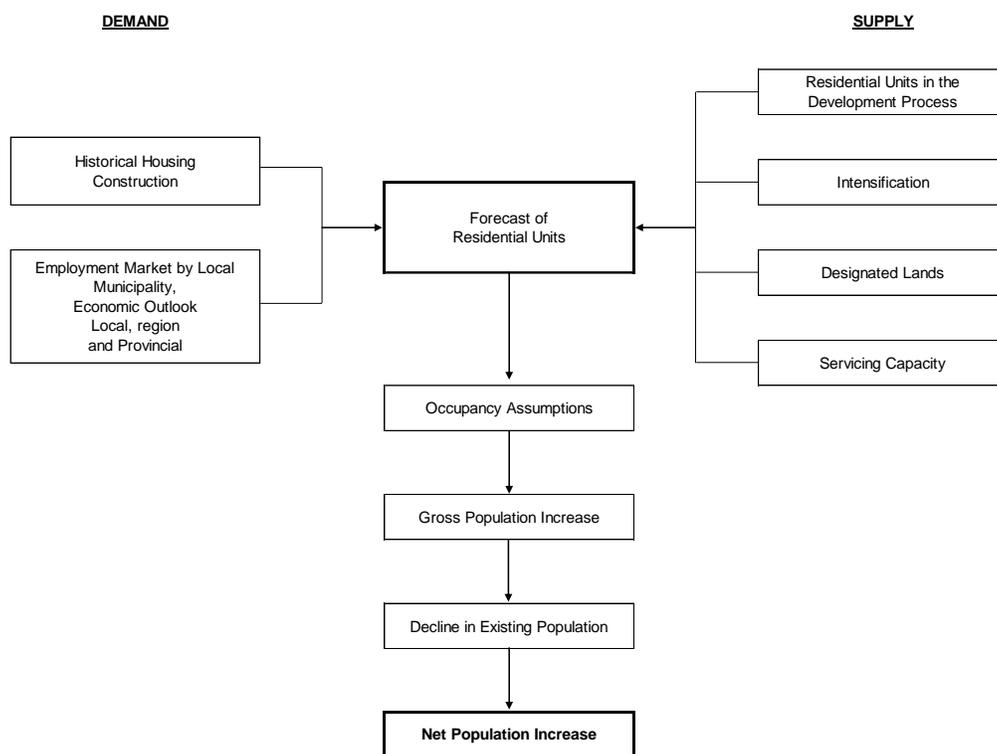


### 3.3 Summary of Growth Forecast

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 Municipality and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Municipality of West Perth (excluding census undercount) is anticipated to reach approximately 10,080 by mid-2034 and 10,920 in buildout resulting in an increase of approximately 840 persons and 1,680 persons respectively.<sup>1</sup>

Figure 3-1  
Population and Household Forecast Model



<sup>1</sup> The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 2.8%. Population figures presented herein have been rounded



**Table 3-1  
Municipality of West Perth  
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	<i>Mid 2011</i>	9,170	8,919	119	8,800	2,954	45	249	9	3,257	108	2.738
	<i>Mid 2016</i>	9,110	8,865	135	8,730	3,020	80	250	15	3,365	123	2.634
	<i>Mid 2021</i>	9,290	9,038	133	8,905	3,085	90	240	10	3,425	121	2.639
Forecast	<i>Mid 2024</i>	9,490	9,237	137	9,100	3,187	103	244	10	3,544	125	2.606
	<i>Mid 2034</i>	10,380	10,080	160	9,920	3,496	106	292	10	3,904	145	2.582
	<i>Buildout<sup>[4]</sup></i>	11,320	10,921	170	10,751	3,674	175	407	10	4,266	155	2.560
Incremental	<b>Mid 2011 - Mid 2016</b>	<b>-60</b>	<b>-54</b>	<b>16</b>	<b>-70</b>	<b>66</b>	<b>35</b>	<b>1</b>	<b>6</b>	<b>108</b>	<b>15</b>	
	<b>Mid 2016 - Mid 2021</b>	<b>180</b>	<b>173</b>	<b>-2</b>	<b>175</b>	<b>65</b>	<b>10</b>	<b>-10</b>	<b>-5</b>	<b>60</b>	<b>-2</b>	
	<b>Mid 2021 - Mid 2024</b>	<b>200</b>	<b>199</b>	<b>4</b>	<b>195</b>	<b>102</b>	<b>13</b>	<b>4</b>	<b>0</b>	<b>119</b>	<b>4</b>	
	<b>Mid 2024 - Mid 2034</b>	<b>890</b>	<b>843</b>	<b>23</b>	<b>820</b>	<b>309</b>	<b>3</b>	<b>48</b>	<b>0</b>	<b>360</b>	<b>20</b>	
	<b>Mid 2024 - Buildout<sup>[4]</sup></b>	<b>1,830</b>	<b>1,684</b>	<b>33</b>	<b>1,651</b>	<b>487</b>	<b>72</b>	<b>163</b>	<b>0</b>	<b>722</b>	<b>30</b>	

<sup>[1]</sup> Population includes the Census undercount estimated at approximately 2.8% and has been rounded.

<sup>[2]</sup> Includes townhouses and apartments in duplexes.

<sup>[3]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

<sup>[4]</sup> Buildout based on discussions with municipal staff regarding servicing land supply.

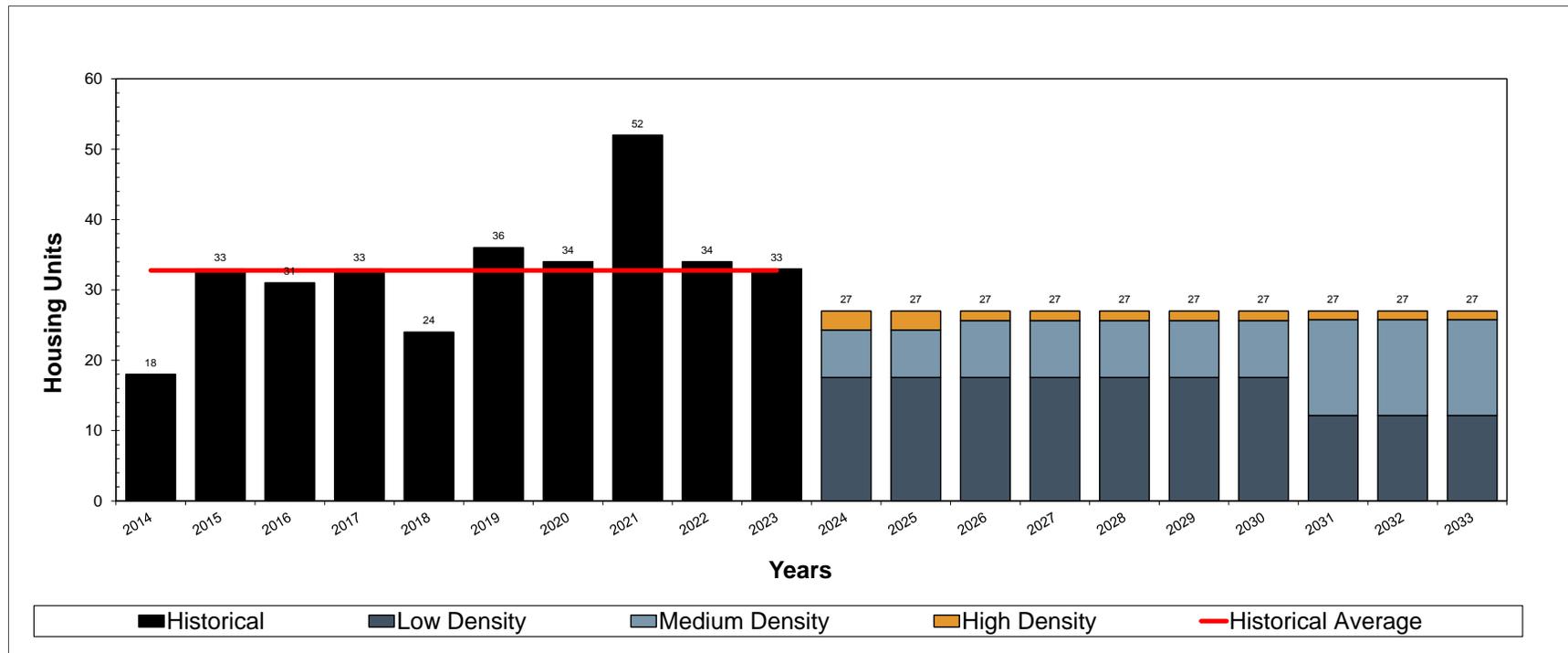
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure 3-2  
Municipality of West Perth  
Annual Housing Forecast<sup>1</sup>



<sup>1</sup> Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data for the Municipality of West Perth (2014 to 2016), and from Municipality of West Perth building permit data (2017 to 2023) and by Watson & Associates Economists Ltd.



Provided below is a summary of the key assumptions and findings regarding the Municipality’s D.C. growth forecast:

- Unit Mix (Appendix A - Schedules 1 and 5)
  - The housing unit mix for the Municipality was derived from a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications and discussions with Municipal staff regarding anticipated development trends for the Municipality.
  - Based on the above indicators, the mid-2024 to buildout household growth forecast for the Municipality is comprised of a unit mix of 67% low density units (single detached and semi-detached), 10% medium density (multiples except apartments) and 23% high density (bachelor, 1 bedroom and 2-bedroom apartments).
  
- Geographic Location of Residential Development (Appendix A – Schedule 2):
  - Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Municipality.
  - In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between mid-2024 and buildout by development location is summarized below.

Table 3-2  
Municipality of West Perth  
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, Mid-2024 to Buildout	Percentage of Housing Growth, Mid-2024 to Buildout
Mitchell	678	94%
Rural	44	6%
<b>Municipality of West Perth</b>	<b>722</b>	<b>100%</b>

- Planning Period:
  - Short-term and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year



planning horizon. All other services can utilize a longer planning period if the Municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

- Population in New Housing Units (Appendix A - Schedules 3, 4 and 5):
  - The number of housing units to be constructed by buildout in the Municipality over the forecast period is presented in Table 3-1. Over the 2024 to 2034 forecast period, the Municipality is anticipated to average approximately 36 new housing units per year.
  - Institutional population<sup>1</sup> is anticipated to increase by approximately 33 people between mid-2024 to buildout.
  - Population in new units is derived from Schedules 3, 4 and 5 which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
  - Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Municipality. Due to data limitations medium and high density P.P.U. data was derived from the County of Perth which includes the Municipality of West Perth, and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which have been recently experienced in both new and older units. Forecasted 20-year average P.P.U.s by dwelling type are as follows:
    - Low density: 3.016
    - Medium density: 1.912
    - High density: 1.557

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<sup>1</sup> Institutional population largely includes special care facilities such as long-term home or residences for senior citizens, group homes, hospices, etc. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in these types of collective households.



- Existing Units and Population Change (Appendix A - Schedules 3, 4 and 5):
  - Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
  - The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5<sup>1</sup>. The forecast population change in existing households over the mid-2024 to buildout forecast period is forecast to decline by approximately 210.
- Employment (Appendix A – Schedules 9a, 9b and 9c):
  - The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the 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.
  - Mid-2016 employment data <sup>2, 3</sup> (place of work) for the Municipality is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
    - 200 primary (6%);
    - 785 work at home employment (23%);
    - 1,280 industrial (38%);
    - 675 commercial/population-related (20%); and
    - 460 institutional (14%).

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<sup>1</sup> Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

<sup>2</sup> Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

<sup>3</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd



- The mid-2016 employment by usual place of work, including work at home, is 3,400. An additional 550 employees have been identified for the Municipality in mid-2016 that have no fixed place of work (N.F.P.O.W.).<sup>1</sup>
- Total employment, including work at home and N.F.P.O.W. for the Municipality is anticipated to reach approximately 4,660 by mid-2034 and 5,290 by buildout. This represents an employment increase of approximately 540 for the 10-year forecast period and 1,170 for the longer-term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Municipality (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 2,980 by mid-2034 and 3,480 by buildout. This represents an employment increase of 370 for the 10-year forecast period and 860 for the longer-term forecast period.<sup>2</sup>

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

<sup>2</sup> G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 9a and 9b. Total employment growth in Schedule 9b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 9b is anticipated to reach approximately 2,970 by mid-2034 and 3,460 by buildout.



- Non-Residential Sq.ft. Estimates (G.F.A.), (Appendix A - Schedule 9b):
  - Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
    - 3,000 sq.ft. per employee for primary;
    - 1,300 sq.ft. per employee for industrial;
    - 510 sq.ft. per employee for commercial/population-related; and
    - 685 sq.ft. per employee for institutional employment.
  - The Municipal-wide incremental G.F.A. is anticipated to increase by approximately 384,300 sq.ft. over the 10-year forecast period and 819,300 over the longer-term forecast period.
  - In terms of percentage growth, the mid-2024 to buildout incremental G.F.A. forecast by sector is broken down as follows:
    - Primary - 12%
    - Industrial - 55%;
    - Commercial/population-related - 18%; and
    - Institutional - 15%.
  
- Geographic Location of Non-Residential Development (Appendix A, Schedule 9c):
  - Schedule 9c summarizes the anticipated amount, type, and location of non-residential development by servicing area for the Municipality by area.
  - The amount and percentage of forecast total non-residential growth between mid-2024 and buildout by development location is summarized below.

Table 3-3  
Municipality of West Perth  
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), Mid-2024 to Buildout	Percentage of Non-Residential G.F.A., Mid-2024 to Buildout
Mitchell	654,200	80%
Rural	165,100	20%
<b>Municipality of West Perth</b>	<b>819,300</b>	<b>100%</b>



# Chapter 4

## The Approach to the Calculation of the Charge



## 4. The Approach to the Calculation of the Charge

### 4.1 Introduction

---

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

### 4.2 Services Potentially Involved

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Table 4-1 lists the full range of municipal services that are provided within municipalities and indicates the D.C. eligible service components included in the D.C. background study for the Municipality.

A number of these services are not included in the list of eligible services provided in subsection 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1B (as per the legend in Table 4-1A). Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services that are potentially eligible for inclusion in the Municipality’s D.C. are indicated with a “Yes.”

### 4.3 Increase in the Need for Service

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The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, subsection 5 (1) 3, which requires that 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.



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

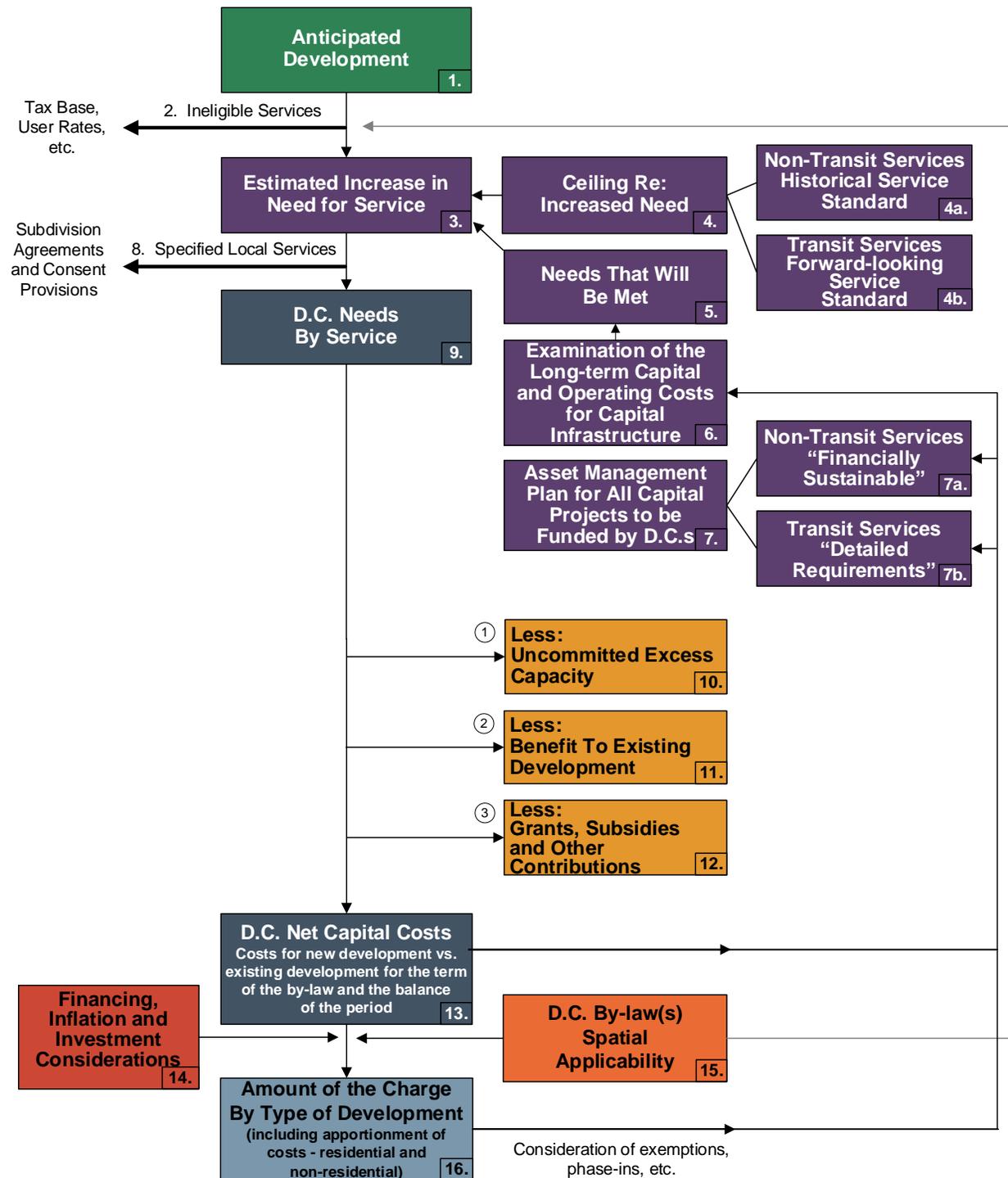




Table 4-1A  
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

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

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes	1.1 Treatment plants, Water Supply, and Storage Facilities
	Yes	1.2 Distribution systems
	No	1.3 Local systems
	Yes	1.4 Vehicles and equipment <sup>1</sup>
2. Wastewater services, including sewers and treatment services	Yes	2.1 Treatment plants
	Yes	2.2 Sewage trunks
	No	2.3 Local systems
	Yes	2.4 Vehicles and equipment <sup>1</sup>
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks
	No	3.2 Channel connections
	No	3.3 Retention/detention ponds
4. Services Related to a Highway	Yes	4.1 Arterial roads
	Yes	4.2 Bridges and Culverts
	No	4.3 Local municipal roads
	Yes	4.4 Traffic signals
	Yes	4.5 Sidewalks and streetlights
	Yes	4.6 Active Transportation
	Yes	4.7 Works Yard
	Yes	4.8 Rolling stock <sup>1</sup>

<sup>1</sup> with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock <sup>1</sup>
6. Transit Services	n/a n/a	6.1 Transit vehicles <sup>1</sup> & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	Yes Yes	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment <sup>1</sup>
8. Policing Services	Yes No No	8.1 Police detachments 8.2 Police rolling stock <sup>1</sup> 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles <sup>1</sup> 9.3 Fire Equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles <sup>1</sup>
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes n/a n/a	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles <sup>1</sup> 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles <sup>1</sup>
13. Parks and Recreation Services	Ineligible  Yes Yes Yes  Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock <sup>1</sup> and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment <sup>1</sup>
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles <sup>1</sup>

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<sup>1</sup> with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles <sup>11</sup>
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	Yes  Yes	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles <sup>1</sup>
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	Ineligible Ineligible	18.1 Airports 18.2 Other Airports
20. Other	n/a	20.1 Interest on money borrowed to pay for growth-related capital

## 4.4 Local Service Policy

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

## 4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that "the capital costs necessary to provide the increased services must be estimated." The Act goes on to require two

<sup>1</sup> With a 7+ year useful life



potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, Municipal Council must indicate “that it intends to ensure that such an increase in need will be met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the Municipality’s approved master servicing/needs studies, along with the prior D.C. study.

## **4.6 Treatment of Credits**

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Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

Currently, there are no outstanding credits to be included in the D.C. calculations.

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## 4.7 Class of Services

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Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, section 7(3) of the D.C.A. states that:

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. Currently the growth studies have been provided as a class of service for purposes of calculating the potential additional D.C.s, in the event that Bill 185 is enacted.

## 4.8 Existing Reserve Funds

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

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

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

For services that are subject to a per-capita-based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e., the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. 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 Municipality will use these reserve funds for the Municipality’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 Municipality's D.C. reserve fund balance by service as of December 31, 2023, less outstanding commitments related to prior year capital approvals, is provided in Table 4-2. These balances have been considered in the D.C. calculations:

Table 4-2  
Municipality of West Perth  
Projected Development Charge Reserve Fund Balances  
As of December 31, 2023

Service	Balance Dec 31, 2023	Less Commitments	Adjusted Balance Dec 31, 2023
Roads and Related	5,945,396	-	5,945,396
Fire Protection Services	9,447	129,863	(120,416)
Parks and Recreation Services	694,843	338,605	356,238
Library Services	131,189	-	131,189
Administration	388,295	388,295	-
Water Services	(972,908)	-	(972,908)
Wastewater Services	(1,283,336)	-	(1,283,336)
<b>Total</b>	<b>\$4,912,927</b>	<b>\$856,763</b>	<b>\$4,056,165</b>

## 4.9 Deductions

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

- the historical level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.



#### **4.9.1 Reduction Require by Historical Level of Service Ceiling**

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service [for the additional development increment] exceeding the average historical level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

#### **4.9.2 Reduction for Uncommitted Excess Capacity**

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

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



### **4.9.3 Reduction for Benefit to Existing Development**

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

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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Municipal-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and



generally results in only a limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

#### **4.9.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions**

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

### **4.10 Municipal-wide vs. Area-Specific**

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

The calculated D.C.s herein are based on an urban area basis for water, wastewater, and stormwater services. All other services are calculated based on a Municipal-wide basis.

### **4.11 Allocation by Type of Development**

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



# Chapter 5

## D.C. Eligible Cost Analysis by Service



## 5. D.C. Eligible Cost Analysis by Service and Class of Service

### 5.1 Introduction

---

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis for the defined service areas. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A., and described in Chapter 4, was followed in determining D.C. eligible costs.

The service component is evaluated on two format sheets:

- The service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and
- The infrastructure cost calculation, which determines the potential D.C. recoverable cost.

The nature of the capital projects and timing identified in the Chapter reflect Council's current intention. Over time, however, Municipal projects and Council priorities may change; accordingly, Council's intentions may be altered, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

### 5.2 Service Levels and 10-Year Capital Costs for Municipal-wide D.C. Services Calculation

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This section evaluates the development-related capital requirements for Municipal services under a 10-year planning period.

#### 5.2.1 Parks and Recreation Services

The Municipality provides a variety of parks and recreation-related assets to service the community. Currently, the Municipality has 76.85 acres of parkland within its jurisdiction consisting of various sized parks. It also maintains 85 parkland amenities within the boundaries of the parks, such as baseball fields, soccer fields, playgrounds, dog parks, washrooms, and gazebos, etc. In addition, there are approximately 8.200 linear metres of paths and trails throughout the Municipality. Further, there are currently four facilities

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that recreation is serviced from, including community centres, parks operations & storage buildings, and office space for parks and recreation staff. These facilities provide a total of 58,741 sq.ft. of space. Finally, the parks and recreation services are maintained with 10 vehicles and equipment assets. The total inventory of assets related to Parks and Recreation Services over the past 15-years results in an invested level of service of \$4,517 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$3.81 million is applicable.

The Municipality anticipates the need to develop additional acres of parkland, add additional amenities, vehicles & equipment as well as provide additional indoor facility space over the 10-year forecast to service growth. Table 5-1 provides the associated 10-year capital program anticipated for Parks and Recreation Services. The capital program identifies a total gross capital cost of approximately \$0.98 million. A deduction related to the portion of costs that benefit the existing population has been made in the amount of \$62,600. In addition, an external contribution is anticipated to fully fund the new outdoor rink in Keterson Park, therefore, \$115,000 has been deducted. Finally, a deduction of approximately \$345,500 has been made to recognize the balance in the existing D.C. reserve fund. As a result, approximately \$456,400 has been included in the calculation of the charge.

As the predominant users of Parks and Recreation Services tend to be residents of the Municipality, the forecast D.C. recoverable costs have been allocated 95% to future residential development and 5% to future non-residential development. Therefore, approximately \$433,600, and \$22,800 has been allocated to residential and non-residential developments, respectively.

### **5.2.2 Library Services**

The Municipality provides a 12,000 sq.ft. library at 105 St. Andrew St. in Mitchell. The collection contained within the library consists of various items, including books, periodicals, electronic items, e-readers, etc. In addition, the library shares in the cost of delivery van that is shared with the municipalities of Stratford, North Perth, Perth East, and St. Marys. West Perth's share of the vehicle has been 6% since 2019. Based on the level of investment, the average level of service provided has been \$996 per capita. In total, the maximum D.C. eligible amount for library services over the 10-year forecast period is \$839,535.



Table 5-2 provides the capital program for Library Services for the 10-year forecast period. The Library Board has identified the need for two kiosks to provide alternative locations for the community to access library collection materials, as well as additional collection items, the additional of an indoor water fountain and external security cameras over the 10-year forecast period. The capital program included a total gross capital cost of \$305,800. A deduction related to the costs that will benefit the existing community in the amount of \$8,200 as been made. As a result, the total D.C. recoverable cost included in the calculation of the charge is \$297,600.

Similar to Parks and Recreation Services, the forecast D.C. recoverable costs have been allocated 95% to residential development and 5% to non-residential development. Therefore, \$282,720, and \$14,880 have been allocated to future residential and non-residential development types, respectively.

### **5.2.3 Waste Diversion Services**

The Municipality provides a household hazardous waste depot to assist in diverting hazardous materials from the landfill site. This facility is 600 sq.ft. in size. As the Municipality is under contract for with Bluewater Recycling for the collection and handling of all other waste diversion materials, there are no other owned assets currently provided by the Municipality. Therefore, the average level of service over the past 15 years is approximately \$11 per capita. Based on the application of this level of service to the incremental 10-year forecast growth, the Municipality would be eligible to collect \$9,155 from D.C.s over the forecast period.

As provided on Table 5-3, the growth-related capital needs for this service includes a new tractor to assist with transfer bins available for waste diversion drop off at the landfill site. The cost of this new tractor is anticipated to be \$90,000. As the cost of this tractor is in excess of the historical level of service, \$80,900 has been deducted, resulting in a net D.C. eligible cost of \$9,100. This amount has been included in the calculation of the charge, with \$6,370 (70%) attributable to residential development and \$2,730 (30%) attributable to non-residential development. The attribution to residential and non-residential development is based on the incremental growth in population to employment for the 10-year forecast period.



#### **5.2.4 Provincial Offences Act, including By-law Enforcement**

The Municipality provides administration space for the contracted service provider of by-law enforcement of 70 sq.ft. at municipal facility. In addition, the service contract requires the Municipality to provide contributions towards equipment, a bike, and a vehicle for the by-law officer to conduct the service. As such, the Town's level of service over the past 15-years equates to \$8 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$6,710 may be included in the D.C. calculation.

Table 5-4 provides the capital program related to Provincial Offences Act including By-law Enforcement. It includes the need to provide additional facility space and equipment to expand the by-law enforcement service contact to service the anticipated growth within the Municipality. Therefore, a provision of \$6,700 related to growth has been included in the calculated charge. These costs have been allocated to residential development in the amount of \$4,690 (70%) and non-residential development in the amount of \$2,010 (30%). The allocations have been made on based on the relationship of incremental population and employment growth anticipated over the 10-year forecast period.

#### **5.2.5 Policing Services**

The Municipality is under contract with O.P.P. for policing services, and are required to provide facility space for a local detachment. As such, a station with 4,360 sq.ft. is currently provided in the Mitchell. In addition, the contract requires the Municipality to provide equipment for uniformed officers. Over the 15-year forecast, the O.P.P. has provided approximately 11 to 13 full time equivalent uniformed officers to West Perth. This facility and equipment provide for an average historical level of service investment of \$169 per capita. Based on this service standard, the Municipality would be eligible to collect \$142,239 from D.C.s for additional facility space and equipment.

The 2024 O.P.P. service contract has indicated the need for one additional full time equivalent uniformed member to be provided to service the growing community within West Perth. As such, \$2,300 has been included in the calculations of the charge. As this additional uniformed officer is required for growth, there have been no deductions related to these costs that would benefit the existing development. These costs are provided in Table 5-5.



The costs have been allocated 70% residential and 30% non-residential based on the incremental growth in population to employment for the 10-year forecast period

### **5.2.6 Fire Protection Services**

The Municipality currently provides Fire Protection Services to its community through a fire station located in Mitchell as well as office space for the fire Chief and support staff, which is shared with and located in Perth East. In total, the Municipality is responsible for 12,909 sq.ft. of fire facility space, 7 fire vehicles, and 132 items related to small equipment and gear to provide fire protection services to its community.

The total inventory of assets over the past 15-years results in an invested level of service of \$767 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$646,480 is applicable.

The 10-year capital program for Fire Protection Services is provided in Table 5-6. The capital program included a total gross capital cost of approximately \$1.51 million over the 10-year forecast period. The capital program includes additional firefighting outfitting and the replacement and expansion of a ladder truck. In addition, the current deficit in the D.C. reserve fund of \$936,571 has been included for continued recovery from growth. Deductions related to growth in the post 10-year period of \$491,900 and the costs that benefit the existing development of approximately \$1.31 million have been made.

As a result of these deductions, the D.C. recoverable cost of \$642,671 has been apportioned to residential and non-residential development. The residential development cost share totals \$449,870 (70%) and non-residential development cost share totals \$192,801 (30%). The allocation of D.C. recoverable costs by type of development is based on the incremental population and employment growth over the period.

### **5.2.7 Services Related to a Highway**

The Municipality's inventory of roadways is measured in kilometres (km) and include collector roads and the Municipalities share of boundary roads. In total, the Municipality currently owns 324.32 km of D.C. eligible roads. Additionally, the Municipality owns and maintains a total of 12 bridges and 12 culverts, 2 traffic lights, 466 streetlights, and 12.09 km of sidewalks, along the D.C. eligible roads. Further, 32,752 sq.ft. of roads



operations facility space is owned and used by the Municipality for Services Related to a Highway, along with 71 vehicles and equipment items to service the road network.

The total inventory of assets over the past 15-years results in an invested level of service of \$15,518 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$13.08 million is applicable.

Table 5-7 provides the 10-year capital program for Services Related to a Highway. The capital program includes new, upgraded, and expansions to roads, sidewalks, bridges, as well as an additional vehicles and equipment to service growth. The total gross capital cost of the program is approximately \$4.64 million over the 2024-2033 forecast period. In addition, the deficit in the current D.C. reserve fund of approximately \$633,400 has been included related capital works undertaken in prior years that will benefit the growth over the 10-year forecast period. Deductions related to the benefit to the existing development and growth in the post 10-year forecast period have been applied in the amounts of approximately \$1.57 million and \$727,700, respectfully. In addition, \$230,000 has been deducted related to the local service requirement of developing landowners along Arthur Street North. As a result, the total D.C. recoverable cost of \$2,744,919 has been included in the calculation of the charge. Approximately \$1.92 million (70%) and \$0.82 million (30%) has been attributed to residential and non-residential developments, respectfully. These attributions are based on the incremental growth anticipated in population and employment over the 10-year forecast period.

### **5.2.8 Growth-Related Studies (Class of Service)**

Upon enactment of Bill 185, the Municipality intends to remove of the mandatory phase-in of charges and include the cost of growth-related studies in the charge. The growth-related studies anticipated for inclusion are as follows:

- Development Charge Studies;
- Community Improve Plan;
- Zoning By-law Update;
- Strategic Plan;
- Water and Wastewater Rate Studies;
- Library Strategic Plans;
- Road Needs Studies;



- Active Transportation Master Plans; and
- Parks and Recreation Master Plans.

The list of growth-related studies has an estimated gross capital cost of approximately \$564,400. Deductions related to non-D.C. eligible services of \$9,000, benefit to existing development of \$232,004, and the balance in the existing D.C. reserve fund of \$30,639, have been made. Therefore, the net D.C. recoverable cost of \$292,757 has been included for calculation purposes Table 5-8 provides the summary of the class of service for growth studies. The costs associated with the studies have been allocated based on the incremental growth in population and employment anticipated over the forecast period, for all studies except those related to Parks & Recreation Services, and Library Services. For the Parks & Recreation and Library Services, the attributions to residential and non-residential development are based on the same allocation as the associated services (i.e., 95% residential and 5% non-residential). The costs associated the growth studies will be added to the schedule of charges in the by-law if Bill 185 is proclaimed as a class of service.



Table 5-1  
Municipality of West Perth  
Infrastructure Costs Included in the Development Charge Calculation  
For Parks and Recreation Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2033									95%	5%
1	Parkland Development	2024-2033	200,000	-		200,000	-		200,000	190,000	10,000
	<b>Facilities:</b>										
2	Provision for Additional Indoor Recreation Space	2024-2026	500,000	-		500,000	-		500,000	475,000	25,000
3	Bar Cooler	2024-2025	5,000	-		5,000	-		5,000	4,750	250
4	Storage - final additions	2024	6,000	-		6,000	-		6,000	5,700	300
	<b>Keterson Park:</b>										
5	Accessible Basketball	2024	1,000	-		1,000	-		1,000	950	50
6	Outdoor Rink	2024	115,000	-		115,000	-	115,000	-	-	-
7	Picnic Tables	2024-2025	40,000	-		40,000	31,100		8,900	8,455	445
	<b>Parks:</b>										
8	Bench and Picnic Table	2024-2033	46,500	-		46,500	31,500		15,000	14,250	750
9	Bike Racks	2024	6,000	-		6,000	-		6,000	5,700	300
	<b>Vehicles and Equipment</b>										
10	Tractor	2024	60,000	-		60,000	-		60,000	57,000	3,000
	<b>Adjustments</b>										
11	Reserve Fund Adjustment					-	345,451		(345,451)	(328,179)	(17,273)
	<b>Total</b>		<b>979,500</b>	<b>-</b>	<b>-</b>	<b>979,500</b>	<b>408,051</b>	<b>115,000</b>	<b>456,449</b>	<b>433,626</b>	<b>22,822</b>



Table 5-2  
Municipality of West Perth  
Infrastructure Costs Included in the Development Charge Calculation  
For Library Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2033									95%	5%
1	Indoor Water Fountain/Bottle	2024	2,000	-	-	2,000	1,800	-	200	190	10
2	External Security Cameras	2024	7,000	-	-	7,000	6,400	-	600	570	30
3	Provision for additional collection items	2024-2033	196,800	-	-	196,800	-	-	196,800	186,960	9,840
4	Kiosks	2024	100,000	-	-	100,000	-	-	100,000	95,000	5,000
	<b>Total</b>		<b>305,800</b>	<b>-</b>	<b>-</b>	<b>305,800</b>	<b>8,200</b>	<b>-</b>	<b>297,600</b>	<b>282,720</b>	<b>14,880</b>



Table 5-3  
Municipality of West Perth  
Infrastructure Costs Included in the Development Charge Calculation  
For Waste Diversion Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
1	New Tractor for Transfer Bins	2024-2033	90,000	-	80,900	9,100	-	-	9,100	6,370	2,730
	<b>Total</b>		<b>90,000</b>	<b>-</b>	<b>80,900</b>	<b>9,100</b>	<b>-</b>	<b>-</b>	<b>9,100</b>	<b>6,370</b>	<b>2,730</b>

Table 5-4  
Municipality of West Perth  
Infrastructure Costs Included in the Development Charge Calculation  
For P.O.A., including By-law Enforcement

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
1	Provision for additional Facility space and Equipment	2025-2033	6,700	-	-	6,700	-	-	6,700	4,690	2,010
	<b>Total</b>		<b>6,700</b>	<b>-</b>	<b>-</b>	<b>6,700</b>	<b>-</b>	<b>-</b>	<b>6,700</b>	<b>4,690</b>	<b>2,010</b>



**Table 5-5**  
**Municipality of West Perth**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Policing Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
1	Uniform Officer Equipment & Gear (1 FTE)	2024	2,300	-	-	2,300	-	-	2,300	1,610	690
	<b>Total</b>		<b>2,300</b>	<b>-</b>	<b>-</b>	<b>2,300</b>	<b>-</b>	<b>-</b>	<b>2,300</b>	<b>1,610</b>	<b>690</b>

**Table 5-6**  
**Municipality of West Perth**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Fire Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
1	Firefighter Outfitting (1.27)	2024-2028	6,000	-	-	6,000	-	-	6,000	4,200	1,800
2	Replace and Expand Ladder Truck	2033	1,500,000	115,200	-	1,384,800	1,308,000	-	76,800	53,760	23,040
3	Reserve Fund Adjustment		936,571	376,700	-	559,871	-	-	559,871	391,910	167,961
	<b>Total</b>		<b>2,442,571</b>	<b>491,900</b>	<b>-</b>	<b>1,950,671</b>	<b>1,308,000</b>	<b>-</b>	<b>642,671</b>	<b>449,870</b>	<b>192,801</b>



**Table 5-7**  
**Municipality of West Perth**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Services Related to a Highway**

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
<b>Roads:</b>											
1	Rail Crossing at Dungey Lane/Vivien	2024	284,000	-	-	284,000	-	-	284,000	198,800	85,200
2	Frank Street from Wimpole St. Viven Updgrade from Gravel Standard to a Full urban Standard	2025-2033	552,000	-	-	552,000	192,000	-	360,000	252,000	108,000
3	Frank Street from Wimpole St. Blanchard Updgrade from Gravel Standard to a Full urban Standard	2034-2044	1,150,000	500,000	-	650,000	650,000	-	-	-	-
4	Clayton, Napier to Nelson	2030-2040	105,100	66,900	-	38,200	-	-	38,200	26,740	11,460
5	Arthur Street North - North Block - Henry to Frances	2033	460,000	-	-	460,000	-	230,000	230,000	161,000	69,000
6	Wimpole St. From Huron to Park Lane	2024	61,200	-	-	61,200	-	-	61,200	42,840	18,360
7	Wellington St Upgrade to full Urban Standard (Cooper RR Tracks to Frank) (435 m)	2025	1,000,500	-	-	1,000,500	565,500	-	435,000	304,500	130,500
8	William St. - From Nelson St. to Napier St.	2030-2040	203,500	116,500	-	87,000	20,400	-	66,600	46,620	19,980
<b>Sidewalks</b>											
9	Huron Rd., North Side, West End (80 m)	2029-2033	18,400	-	-	18,400	-	-	18,400	12,880	5,520
10	Huron Rd., South Side, Napier to Vivian (440 m)	2029-2033	101,200	-	-	101,200	10,100	-	91,100	63,770	27,330
11	Ontario, South Side, West of Arthur to Limit (550 m)	2025-2028	126,500	-	-	126,500	6,300	-	120,200	84,140	36,060
12	Frances St. Sidewalks on School Side, St. George to West of Baier	2030-2040	59,800	19,000	-	40,800	29,900	-	10,900	7,630	3,270
13	Frances St. Sidewalks on School Side, East of Baier to Arthur	2030-2040	79,400	25,300	-	54,100	39,700	-	14,400	10,080	4,320
<b>Bridges and Culverts</b>											
14	Downtown crossing at St. Andrews (controlled crossing for traffic lights)	2029-2033	62,000	-	-	62,000	56,800	-	5,200	3,640	1,560
<b>Vehicles and Equipment</b>											
15	Tackless MT6 Sidewalk Plow	2029-2033	225,000	-	-	225,000	-	-	225,000	157,500	67,500
16	Brusher Attachment for Grader	2029-2033	60,000	-	-	60,000	-	-	60,000	42,000	18,000
17	Slide-in Box Sander for a Pickup Truck	2025-2028	8,500	-	-	8,500	-	-	8,500	5,950	2,550
18	Trailer Mounted Leaf Collector	2025-2028	82,800	-	-	82,800	-	-	82,800	57,960	24,840
<b>Adjustments</b>											
19	Reserve Fund Adjustment		633,419	-	-	633,419	-	-	633,419	443,394	190,026
<b>Total</b>			<b>5,273,319</b>	<b>727,700</b>	<b>-</b>	<b>4,545,619</b>	<b>1,570,700</b>	<b>230,000</b>	<b>2,744,919</b>	<b>1,921,444</b>	<b>823,476</b>



**Table 5-8**  
**Municipality of West Perth**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Growth Studies Class of Service**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service(s) to Which the Study Relates	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	<b>2024 to 2033</b>											
1	Development Charges Study	2024	All D.C. Eligible Services	35,000	-	-	35,000	-	-	35,000	24,500	10,500
2	Development Charges Study	2033	All D.C. Eligible Services	35,000	-	-	35,000	-	-	35,000	24,500	10,500
3	Community Improvement Plan:	2024	All D.C. Eligible Services	30,000	-	3,000	27,000	6,751	-	20,249	14,174	6,075
4	Zoning By-law Update	2027-2028	All D.C. Eligible Services	30,000	-	3,000	27,000	6,751	-	20,249	14,174	6,075
5	Strategic Plan	2025	All D.C. Eligible Services	30,000	-	3,000	27,000	13,502	-	13,498	9,449	4,049
6	Water Rate Study	2024-2025	Water Services	11,600	-	-	11,600	10,600	-	1,000	700	300
7	Water Rate Study	2029-2030	Water Services	11,600	-	-	11,600	10,600	-	1,000	700	300
8	Wastewater Rate Study	2024-2025	Wastewater Services	11,600	-	-	11,600	10,600	-	1,000	700	300
9	Wastewater Rate Study	2029-2030	Wastewater Services	11,600	-	-	11,600	10,600	-	1,000	700	300
10	Library Strategic Plan	2027	Library Services	6,000	-	-	6,000	5,500	-	500	475	25
11	Library Strategic Plan	2031	Library Services	6,000	-	-	6,000	5,500	-	500	475	25
12	Road Needs Study	2028	Services Related to a Highway	50,000	-	-	50,000	45,000	-	5,000	3,500	1,500
13	Road Needs Study	2033	Services Related to a Highway	50,000	-	-	50,000	45,000	-	5,000	3,500	1,500
14	Active Transportation Master Plan	2024	Services Related to a Highway	25,000	-	-	25,000	6,300	-	18,700	13,090	5,610
15	Active Transportation Master Plan	2024	Parks and Recreation Services	25,000	-	-	25,000	6,300	-	18,700	13,090	5,610
16	Recreation, Parks, and Trails Master Plan	2024	Parks and Recreation Services	98,000	-	-	98,000	24,500	-	73,500	69,825	3,675
17	Recreation, Parks, and Trails Master Plan	2029	Parks and Recreation Services	98,000	-	-	98,000	24,500	-	73,500	69,825	3,675
	<b>Adjustments</b>											
18	Reserve Fund Adjustment		All D.C. Eligible Services	-	-	-	-	30,639	-	(30,639)	(21,448)	(9,192)
	<b>Total</b>			<b>564,400</b>	<b>-</b>	<b>9,000</b>	<b>555,400</b>	<b>262,643</b>	<b>-</b>	<b>292,757</b>	<b>241,930</b>	<b>50,827</b>



## **5.3 Service Levels and Capital Costs for Urban-wide D.C. Services Calculation**

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### **5.3.1 Stormwater Services**

The Municipality anticipates the need to undertake works to provide new and upgraded storm sewers in three locations within the Mitchell serviced area. The gross capital costs identified total \$667,800. The Town's external engineer, B.M. Ross, has provided estimated costing for these capital projects. In addition, the deficit in the current D.C. reserve fund of \$146,327 for recent works constructed to service growth, has been included.

Table 5-9 provides the 10-year capital program, including deductions to the gross costs of \$100,000 for the local service component requirement of the new storm sewer on Arthur Street between Frances Street and Henry Street, as required for a specific development. As a result, a total D.C. recoverable cost of \$714,127 has been included in the calculated charge. The D.C. recoverable costs are attributable to residential development, in the amount of \$499,889 (70%), and non-residential development, in the amount of \$214,238 (30%). The attribution of D.C. recoverable costs by development is based on the incremental population and employment growth anticipated over the urban buildout forecast period.

### **5.3.2 Water Services**

The Municipality currently provides water services to the Mitchell service area. The Municipality's engineer has assisted in reviewing the growth anticipated to the full buildout of the urban serviced area of Mitchell, to provide a capital program for inclusion in the calculated charges. The capital works identified to benefit the urban growth include new, expanded, and upgraded watermains, as well as work required for water storage.

Table 5-10 provides the capital program for Water Services with an estimated total gross capital cost of approximately \$5.86 million. In addition, the existing deficit in the water D.C. reserve fund of approximately \$1.03 million, related to recent works constructed to benefit growth, has been included. A deduction related to the benefit to existing development for the water storage upgrade of \$4 million have been applied.



As a result, the total D.C. recoverable cost for Water Services is approximately \$1.89 million, of which \$2.02 million (70%) is attributable to residential development and \$0.87 million (30%) is attributable to non-residential development. The allocation of D.C. recoverable costs by development type is based on the incremental growth anticipated in population and employment over the urban buildout forecast period.

### **5.3.3 Wastewater Services**

Similar to water services, the B.M. Ross, the Municipality's engineer, provided the anticipated capital needs to expand the wastewater services in Mitchell to service the anticipated growth over the buildout forecast period. The capital program includes new, expanded, and oversized sanitary sewers to service growth. In addition a provision has been made as an expansion to the treatment plant is anticipated. It is noted that the Municipality is currently undertaking a detailed review of the upgrades and expansionary needs for the wastewater treatment plant related to both hydraulic and organic loading requirements. Therefore, the provision provided herein, has been based on a conservative estimated and may be amended in a future D.C. update study.

Table 5-11 provides the capital program anticipated for the Wastewater Service with gross costs of approximately \$5.95 million. Deductions related to the costs that benefit existing development of \$72,100, along with the amount in the current D.C. reserve fund of \$120,062 have been made. As a result, the growth-related capital expense included in the calculated charges equate to approximately \$5.76 million.

These costs have been allocated \$4.03 million (70%) residential and \$1.73 million (30%) non-residential based on the incremental growth in population to employment for the urban buildout forecast period.



**Table 5-9**  
**Municipality of West Perth**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Stormwater Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
<b>2024 to Urban Buildout</b>											
1	New Storm Sewer: Arthur St.: Frances to Henry	2033	200,000	-	-	200,000	-	100,000	100,000	70,000	30,000
2	Wellington St. Reconstruction (Georgina to Frank) (435 lm) - Storm pipe	2025	435,000	-	-	435,000	-	-	435,000	304,500	130,500
3	Wimpole St. (Huron Rd. to approx. Park Lane N.)	2024	32,800	-	-	32,800	-	-	32,800	22,960	9,840
<b>Adjustments</b>											
4	Reserve Fund Adjustment		146,327	-	-	146,327	-	-	146,327	102,429	43,898
	<b>Total</b>		<b>814,127</b>	<b>-</b>	<b>-</b>	<b>814,127</b>	<b>-</b>	<b>100,000</b>	<b>714,127</b>	<b>499,889</b>	<b>214,238</b>

**Table 5-10**  
**Municipality of West Perth**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Water Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
<b>2024 to Urban Buildout</b>											
1	Rail Crossing at Dungey Lane/Vivian	2024-2026	140,000	-	-	140,000	-	-	140,000	98,000	42,000
2	Provision for Watermain Upgrades to Service Growth	2035-2045	500,000	-	-	500,000	-	-	500,000	350,000	150,000
3	Frank Street, Wimpole to Vivian	2030-2040	168,000	-	-	168,000	-	-	168,000	117,600	50,400
5	Water Standpipe Upgrades - Critical Water Infrastructure	2030	5,000,000	-	-	5,000,000	4,000,000	-	1,000,000	700,000	300,000
6	Henry St. East of Arthur Oversizing	2024	26,300	-	-	26,300	-	-	26,300	18,410	7,890
7	Wimpole St. (Huron Rd. to approx. Park Lane N.)	2024	22,800	-	-	22,800	-	-	22,800	15,960	6,840
<b>Adjustments</b>											
8	Reserve Fund Adjustment		1,029,459	-	-	1,029,459	-	-	1,029,459	720,622	308,838
	<b>Total</b>		<b>6,886,559</b>	<b>-</b>	<b>-</b>	<b>6,886,559</b>	<b>4,000,000</b>	<b>-</b>	<b>2,886,559</b>	<b>2,020,592</b>	<b>865,968</b>



Table 5-11  
Municipality of West Perth  
Infrastructure Costs Included in the Development Charge Calculation  
For Wastewater Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to Urban Buildout	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
1	Frank Street, Wimpole to Vivian	2030-2040	192,000	-	-	192,000	1,900	-	190,100	133,070	57,030
2	Frank Street, Wimpole to Blanchard (350m)	2030-2040	280,000	-	-	280,000	14,000	-	266,000	186,200	79,800
3	William St., Nelson to Napier, New Sanitary Sewer	2030-2040	118,000	-	-	118,000	56,200	-	61,800	43,260	18,540
4	Wastewater Treatment Plant Upgrades - Critical Infrastructure	2026-2030	5,000,000	-	-	5,000,000	-	-	5,000,000	3,500,000	1,500,000
5	Henry St., East of Arthur Oversizing	2024	46,800	-	-	46,800	-	-	46,800	32,760	14,040
6	Provision for Sanitary Sewer Upgrades to Service Growth	2035+	100,000	-	-	100,000	-	-	100,000	70,000	30,000
7	Wimpole St. (Huron Rd. to approx. Park Lane N.)	2024	5,300	-	-	5,300	-	-	5,300	3,710	1,590
8	Wimpole and Victoria, South of Huron to Napier Upgrade	2031-2034	212,000	-	-	212,000	-	-	212,000	148,400	63,600
<b>Adjustments:</b>											
9	Reserve Fund Adjustment		-	-	-	-	120,062	-	(120,062)	(84,043)	(36,019)
	<b>Total</b>		<b>5,954,100</b>	<b>-</b>	<b>-</b>	<b>5,954,100</b>	<b>192,162</b>	<b>-</b>	<b>5,761,938</b>	<b>4,033,357</b>	<b>1,728,581</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

Tables 6-1 and 6-2 calculate the proposed D.C.s to be imposed on development for all urban-wide services over the urban buildout period and the 10-year forecast period, respectively. The D.C. eligible costs for each service were determined in Chapter 5 for all Municipal-wide services and Urban-wide services, based on their associated capital programs. Table 6-3 calculates the proposed D.C.s to be imposed on development on a Municipal-wide basis, over the 10-year forecast period, for the growth studies class of service, which will be considered if Bill 185 is enacted.

The calculation for residential development is generated on a per capita basis and is based upon five (5) forms of housing types (singles and semi-detached dwellings, multiple dwellings, bachelor and 1-bedroom apartments, 2+ bedrooms apartments, and special care/special dwelling units). The non-residential D.C. has been calculated on a uniform per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The residential D.C. recoverable capital cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charges in Tables 6-1, 6-2, and 6-3.

Table 6-4 provides the schedule of charges that is applicable for all services by type of development. Table 6-5 provides the schedule of charges if growth-related study costs are included in the D.C. calculations upon enactment of Bill 185. Table 6-6 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-law (excluding growth-related studies). Similarly, Table 6-7 provides a summary of the gross capital expenditures and sources for revenue works for all services and class of services, including growth-related studies.



**Table 6-1**  
**Municipality of West Perth**  
**Urban-Wide D.C. Calculation for the Urban Buildout Forecast Period**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Stormwater Drainage and Control Services</u>	\$	\$	\$	\$
1.1 Channels, drainage and ponds	499,889	214,238	856	0.33
2. <u>Wastewater Services</u>				
2.1 Treatment plants & Sewers	4,033,357	1,728,581	6,912	2.64
3. <u>Water Services</u>				
3.1 Treatment, storage and distribution systems	2,020,592	865,968	3,463	1.32
<b>TOTAL</b>	<b>\$6,553,838</b>	<b>\$2,808,788</b>	<b>\$11,231</b>	<b>\$4.29</b>
D.C.-Eligible Capital Cost	\$6,553,838	\$2,808,788		
Buildout Gross Population/GFA Growth (sq.ft.)	1,760	654,200		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$3,723.77</b>	<b>\$4.29</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.016	\$11,231		
Other Multiples	1.912	\$7,120		
Apartments - 2 Bedrooms +	1.743	\$6,491		
Apartments - Bachelor and 1 Bedroom	1.148	\$4,275		
Special Care/Special Dwelling Units	1.100	\$4,096		

**Table 6-2**  
**Municipality of West Perth**  
**Municipal-Wide D.C. Calculation for the 10-year Forecast Period**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
4. <u>Services Related to a Highway</u>	\$	\$	\$	\$
4.1 Roads and Related	1,921,444	823,476	5,593	2.14
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	449,870	192,801	1,310	0.50
6. <u>Policing Services</u>				
6.1 Facilities, vehicles and equipment, small equipment and gear	1,610	690	5	-
7. <u>Parks and Recreation Services</u>				
7.1 Facilities, vehicles and equipment	433,626	22,822	1,262	0.06
8. <u>Library Services</u>				
8.1 Library facilities, materials and vehicles	282,720	14,880	823	0.04
9. <u>Provincial Offences Act including By-Law Enforcement</u>				
9.1 Facilities, vehicles and equipment	4,690	2,010	14	0.01
10. <u>Waste Diversion</u>				
10.1 Waste diversion facilities, vehicles, equipment and other	6,370	2,730	19	0.01
<b>TOTAL</b>	<b>\$3,100,329</b>	<b>\$1,059,409</b>	<b>\$9,026</b>	<b>\$2.76</b>
D.C.-Eligible Capital Cost	\$3,100,329	\$1,059,409		
10-Year Gross Population/GFA Growth (sq.ft.)	1,036	384,300		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$2,992.60</b>	<b>\$2.76</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.016	\$9,026		
Other Multiples	1.912	\$5,722		
Apartments - 2 Bedrooms +	1.743	\$5,216		
Apartments - Bachelor and 1 Bedroom	1.148	\$3,436		
Special Care/Special Dwelling Units	1.100	\$3,292		



Table 6-3  
Municipality of West Perth  
Municipal-Wide D.C. Calculation for the 10-year Forecast Period  
for the Growth Studies Class of Service

CLASS OF SERVICE	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
<b>11. Growth Studies</b>				
11.1 Fire Protection Services	3,733	3,956	11	0.01
11.2 Policing Services	13	13	-	-
11.3 Services Related to a Highway	34,138	36,179	99	0.09
11.4 Parks and Recreation Services	144,403	150,842	420	0.39
11.5 Library Services	2,612	2,753	8	0.01
11.6 Provincial Offences Act including By-law Enforcement	38	40	-	-
11.7 Waste Diversion Services	53	56	-	-
11.8 Stormwater	4,149	4,397	12	0.01
11.9 Wastewater Services	34,750	36,828	101	0.10
11.10 Water Services	18,042	19,121	53	0.05
<b>D.C.-Eligible Capital Cost</b>	<b>\$241,930</b>	<b>\$254,185</b>	<b>\$704</b>	<b>\$0.66</b>
10-Year Gross Population/GFA Growth (sq.ft.)	1,036	384,300		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$233.52</b>	<b>\$0.66</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.016	\$704		
Other Multiples	1.912	\$446		
Apartments - 2 Bedrooms +	1.743	\$407		
Apartments - Bachelor and 1 Bedroom	1.148	\$268		
Special Care/Special Dwelling Units	1.100	\$257		



Table 6-4  
Municipality of West Perth  
Calculated Schedule of Development Charges  
by Service

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	5,593	3,546	3,233	2,129	2,040	2.14
Fire Protection Services	1,310	830	757	499	478	0.50
Policing Services	5	3	3	2	2	0.00
Parks and Recreation Services	1,262	800	729	480	460	0.06
Library Services	823	522	476	313	300	0.04
Provincial Offences Act including By-Law Enforcement	14	9	8	5	5	0.01
Waste Diversion	19	12	11	7	7	0.01
<b>Total Municipal Wide Services</b>	<b>\$9,026</b>	<b>\$5,722</b>	<b>\$5,217</b>	<b>\$3,435</b>	<b>\$3,292</b>	<b>\$2.76</b>
<b>Urban Services</b>						
Stormwater Drainage and Control Services	856	543	495	326	312	0.33
Wastewater Services	6,912	4,382	3,995	2,631	2,521	2.64
Water Services	3,463	2,195	2,001	1,318	1,263	1.32
<b>Total Urban Services</b>	<b>\$11,231</b>	<b>\$7,120</b>	<b>\$6,491</b>	<b>\$4,275</b>	<b>\$4,096</b>	<b>\$4.29</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$9,026</b>	<b>\$5,722</b>	<b>\$5,217</b>	<b>\$3,435</b>	<b>\$3,292</b>	<b>\$2.76</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$20,258</b>	<b>\$12,842</b>	<b>\$11,708</b>	<b>\$7,710</b>	<b>\$7,388</b>	<b>\$7.05</b>



Table 6-5  
Municipality of West Perth  
Calculated Schedule of Development Charges  
by Service and Class of Service

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal-Wide Services/Class of Service:</b>						
Services Related to a Highway	5,593	3,546	3,233	2,129	2,040	2.14
Fire Protection Services	1,310	830	757	499	478	0.50
Policing Services	5	3	3	2	2	0.00
Parks and Recreation Services	1,262	800	729	480	460	0.06
Library Services	823	522	476	313	300	0.04
Provincial Offences Act including By-Law Enforcement	14	9	8	5	5	0.01
Waste Diversion	19	12	11	7	7	0.01
<b>Total Municipal-Wide Services</b>	<b>\$9,026</b>	<b>\$5,722</b>	<b>\$5,217</b>	<b>\$3,435</b>	<b>\$3,292</b>	<b>\$2.76</b>
<b>Urban Services</b>						
Stormwater Drainage and Control Services	856	543	495	326	312	0.33
Wastewater Services	6,912	4,382	3,995	2,631	2,521	2.64
Water Services	3,463	2,195	2,001	1,318	1,263	1.32
<b>Total Urban Services</b>	<b>\$11,231</b>	<b>\$7,120</b>	<b>\$6,491</b>	<b>\$4,275</b>	<b>\$4,096</b>	<b>\$4.29</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$9,026</b>	<b>\$5,722</b>	<b>\$5,217</b>	<b>\$3,435</b>	<b>\$3,292</b>	<b>\$2.76</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$20,258</b>	<b>\$12,842</b>	<b>\$11,708</b>	<b>\$7,710</b>	<b>\$7,388</b>	<b>\$7.05</b>
<b>Class of Service</b>						
Growth Studies	704	446	407	268	257	0.66
<b>Total Municipal-Wide Class of Service</b>	<b>\$704</b>	<b>\$446</b>	<b>\$407</b>	<b>\$268</b>	<b>\$257</b>	<b>\$0.66</b>



Table 6-6  
Municipality of West Perth  
Gross Expenditure and Sources of Revenue Summary for Costs  
to be Incurred over the 10-Year Life of the By-law for all Services

Service	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
<b>1. Stormwater Drainage and Control Services</b>							
1.1 Channels, drainage and ponds	667,800	-	-	100,000	-	397,460	170,340
<b>2. Wastewater Services</b>							
2.1 Treatment plants & Sewers	5,425,645	-	146,280	-	-	3,695,556	1,583,810
<b>3. Water Services</b>							
3.1 Treatment, storage and distribution systems	5,250,191	-	4,000,000	-	-	875,134	375,057
<b>4. Services Related to a Highway</b>							
4.1 Roads and Related	3,204,936	-	863,427	230,000	82,800	1,420,096	608,613
<b>5. Fire Protection Services</b>							
5.1 Fire facilities, vehicles & equipment	1,500,000	-	1,308,000	-	115,200	53,760	23,040
<b>6. Policing Services</b>							
6.1 Facilities, vehicles and equipment, small equipment and gear	2,300	-	-	-	-	1,610	690
<b>7. Parks and Recreation Services</b>							
7.1 Facilities, vehicles and equipment	979,500	-	408,051	115,000	-	433,626	22,822
<b>8. Library Services</b>							
8.1 Library facilities, materials and vehicles	305,800	-	8,200	-	-	282,720	14,880
<b>9. Provincial Offences Act including By-Law Enforcement</b>							
9.1 Facilities, vehicles and equipment	6,700	-	-	-	-	4,690	2,010
<b>10. Waste Diversion</b>							
10.1 Waste diversion facilities, vehicles, equipment and other	90,000	80,900	-	-	-	6,370	2,730
<b>Total Expenditures &amp; Revenues (Services)</b>	<b>\$17,432,873</b>	<b>\$80,900</b>	<b>\$6,733,958</b>	<b>\$445,000</b>	<b>\$198,000</b>	<b>\$7,171,022</b>	<b>\$2,803,992</b>



Table 6-7  
Municipality of West Perth  
Gross Expenditure and Sources of Revenue Summary for Costs  
to be Incurred over the 10-Year Life of the By-law for all Services/Class of Services

Service	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
<b>1. Stormwater Drainage and Control Services</b>							
1.1 Channels, drainage and ponds	667,800	-	-	100,000	-	397,460	170,340
<b>2. Wastewater Services</b>							
2.1 Treatment plants & Sewers	5,425,645	-	146,280	-	-	3,695,556	1,583,810
<b>3. Water Services</b>							
3.1 Treatment, storage and distribution systems	5,250,191	-	4,000,000	-	-	875,134	375,057
<b>4. Services Related to a Highway</b>							
4.1 Roads and Related	3,204,936	-	863,427	230,000	82,800	1,420,096	608,613
<b>5. Fire Protection Services</b>							
5.1 Fire facilities, vehicles & equipment	1,500,000	-	1,308,000	-	115,200	53,760	23,040
<b>6. Policing Services</b>							
6.1 Facilities, vehicles and equipment, small equipment and gear	2,300	-	-	-	-	1,610	690
<b>7. Parks and Recreation Services</b>							
7.1 Facilities, vehicles and equipment	979,500	-	408,051	115,000	-	433,626	22,822
<b>8. Library Services</b>							
8.1 Library facilities, materials and vehicles	305,800	-	8,200	-	-	282,720	14,880
<b>9. Provincial Offences Act including By-Law Enforcement</b>							
9.1 Facilities, vehicles and equipment	6,700	-	-	-	-	4,690	2,010
<b>10. Waste Diversion</b>							
10.1 Waste diversion facilities, vehicles, equipment and other	90,000	80,900	-	-	-	6,370	2,730
<b>Total Expenditures &amp; Revenues (Services)</b>	<b>\$17,432,873</b>	<b>\$80,900</b>	<b>\$6,733,958</b>	<b>\$445,000</b>	<b>\$198,000</b>	<b>\$7,171,022</b>	<b>\$2,803,992</b>
<b>11. Growth Studies</b>	564,400	9,000	262,643	0	0	241,930	50,827
<b>Total Expenditures &amp; Revenues (Services/Class of Service)</b>	<b>\$17,997,273</b>	<b>\$89,900</b>	<b>\$6,996,602</b>	<b>\$445,000</b>	<b>\$198,000</b>	<b>\$7,412,952</b>	<b>\$2,854,819</b>



# Chapter 7

## D.C. Policy Recommendations and D.C. By-law Rules



## 7. D.C. Policy Recommendations and D.C. By-law Rules

### 7.1 Introduction

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

Subsection 5 (1) 9 of the D.C.A. states that rules must be developed:

“to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

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

The rules provided give consideration for the recent amendments to the D.C.A. as summarized in Chapter 1. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



## 7.2 D.C. By-law Structure

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**It is recommended that:**

- The Municipality uses a uniform Municipal-wide D.C. calculation for all services except Water Services, Wastewater Services, and Stormwater Services;
- That the Municipality uses a uniform Urban-wide D.C. calculation for Water Services, Wastewater Services, and Stormwater Services; and
- The Municipality uses a uniform Municipal-wide D.C. calculation for the growth studies class of service (if applicable).

## 7.3 D.C. By-law Rules

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

**It is recommended that the following provides the basis for the D.C.s:**

### ***7.3.1 Payment in any Particular Case***

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

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (b) the approval of a minor variance under section 45 of the *Planning Act*;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the *Planning Act*;
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*; or
- (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.

### ***7.3.2 Determination of the Amount of the Charge***

The following conventions be adopted:

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1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).
2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
  - For Services Related to a Highway, Fire Protection Services, P.O.A. including By-law Enforcement, and Policing Services, a 70% residential and 30% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the Municipal-wide 10-year forecast period for both services;
  - Similarly, for Water, Wastewater, and Stormwater Services, a 70% residential and 30% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the urban serviced areas, on an urban buildout forecast period; and
  - Parks and Recreation and Library Services attributions for residential and non-residential splits have been determined based on an allocation of 95% to residential development and 5% to non-residential development as the predominant users of Parks and Recreation and Library Services tend to be residents of the Municipality.
  - For the Growth Studies Class of Service, the costs related to Library Services and Parks & Recreation Services, have been allocated 95% to residential development and 5% to non-residential development, similar to the capital costs for these services. All other studies have been allocated based on the incremental population and employment uses projected over the forecast periods similar to the specific services (i.e., 70% to residential and 30% to non-residential).



### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

Where, as a result of the redevelopment of land, a building or structure existing on the same land within five years prior to the date of payment of D.C.s 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 D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- 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 D.C. by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- 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 D.C., by the G.F.A. that has been or will be demolished or converted to another principal use;

The demolition/conversion 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 60 months (5 years) prior to the issuance of a building permit.

### **7.3.4 Exemptions**

Statutory exemptions include the following:

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50%, is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or



that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);

- Full exemption for additional residential development in new dwellings: development that includes the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units (see bulletin rates identified in section 1.3.8)
- Full exemption for attainable units;
- Full exemption for affordable inclusionary zoning units; and
- Full exemption for non-profit housing developments;
- Partial exemption through a discount for rental housing units based on the number of bedrooms contained in each unit, as prescribed (note that these discounts are not part of the methodology required for calculating the charge, but a rule that has to be included in the by-law which informs implementation):
  - Residential units intended for use as a rented residential premises with three (3) or more bedrooms - 25% discount.
  - Residential units intended for use as a rented residential premises with two (2) bedrooms - 20% discount.
  - Residential units intended for use as a rented residential premises not referred to 1 or 2 above - 15% discount.

Non-statutory (discretionary exemptions) include the following:

- D.C.s shall not be imposed on the development a bona fide non-residential farm building;
- D.C.s shall not be imposed on the portion of a place of worship, used for worship, and land used in connection a churchyard, cemetery, burying ground or burial site that is exempt from taxation under section 3 of the Assessment Act.

### **7.3.5 Mandatory Phasing-in of Residential D.C.**

As required by the *More Homes Built Faster Act, 2022* the calculated D.C. will be phased-in over a five-year period as follows (unless Bill 185 is enacted, removing this mandatory requirement):

- Year 1 - 80% of the maximum charge;



- Year 2 - 85% of the maximum charge;
- Year 3 - 90% of the maximum charge;
- Year 4 - 95% of the maximum charge; and
- Year 5 to expiry - 100% of the maximum charge.

### **7.3.6 Timing of Collection**

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Municipality and an owner under s. 27 of the D.C.A. Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020, and before Bill 185 is enacted), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application. The D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after Bill 185 is enacted), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Municipality can impose is the average prime rate plus 1%.

### **7.3.7 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1<sup>st</sup>, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, for the most recent year-over-year period

### **7.3.8 D.C. Spatial Applicability**

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s.



s.10(2) (c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

The rationale for maintaining a municipal-wide D.C. approach is based, in part, on the following:

1. All Municipal services, except for Water, Wastewater, and Stormwater Services, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Municipality, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Municipality hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Municipal-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services provided (roads, parks & recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Municipality will be used by residents from all areas depending on the programming of the facility (i.e., a public skate is available



each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

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

- To apply Municipal-wide D.C.s for Services Related to a Highway, Fire Protection Services, Policing Services, Parks and Recreation Services, Library Services; P.O.A. Including By-law Enforcement Services, Waste Diversion Services, and for the growth studies class of service (if Bill 185 is enacted); and
- To continue to apply urban-wide area D.C.s for Water, Wastewater, and Stormwater Services in Michell urban serviced area.

## 7.4 Other D.C. By-law Provisions

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It is recommended that:

### ***7.4.1 Categories of Services for Reserve Fund and Credit Purposes***

It is recommended that the Municipality's D.C. collections be contributed into ten (10) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services;
- P.O.A. Including By-law Enforcement Act;
- Waste Diversion;
- Water Services;
- Wastewater Services; and
- Stormwater Services.



### **7.4.2 Categories for Class of Service for Reserve Fund and Credit Purposes**

With enactment of Bill 185, it is recommended that the Municipality's D.C. collections related to the growth studies class of service be contributed into a separate reserve fund from the ten reserve funds for the services noted above in section 7.4.1.

Additionally, the current D.C. reserve fund balance for Administration Studies has been included in the growth studies D.C. calculations, in the event that Bill 185 is enacted.

### **7.4.3 By-law In-force Date**

The by-law will come into force on the day after which the by-law is passed by Council unless Council determines an alternative date for enactment.

### **7.4.4 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 come into force (as per s.11 of O. Reg. 82/98).

## **7.5 Other Recommendations**

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### **It is recommended that Council:**

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;”

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies, and other contributions;”

“Adopt the D.C. approach to calculate the charges on a uniform Municipal-wide basis for all services and classes of service, except Water Services, Wastewater Services, and Stormwater Services.”

“Adopt the D.C. approach to calculate the charges on a uniform Uran-wide basis for Water Services, Wastewater Services, and Stormwater Services.”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated May 23, 2024, subject to further annual review during the capital budget process;”



“Approve the D.C. Background Study dated May 23, 2024, as amended (if applicable);”

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

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



# Chapter 8

## By-law Implementation



## 8. By-law Implementation

### 8.1 Public Consultation Process

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#### **8.1.1 Introduction**

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

#### **8.1.2 Public Meeting of Council**

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

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

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

#### **8.1.3 Other Consultation Activity**

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

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



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

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional/primary 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, institutional buildings, and buildings on agricultural lands. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade, and the Economic Development Agencies, who are all potentially interested in Municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

#### ***8.1.4 Anticipated Impact of the Charge on Development***

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

On the other hand, D.C.s 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.



## 8.2 Implementation Requirements

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### 8.2.1 Introduction

Once the Municipality has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections that follow present an overview of the requirements in each case.

### 8.2.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. 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 no later than 20 days after the day the by-law is passed (i.e., as of the day of newspaper publication or the mailing of the notice).

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

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

### 8.2.3 By-law Pamphlet

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

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;



- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

Where a by-law is not appealed to the OLT, the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-law.

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

### **8.2.4 Appeals**

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and OLT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the Municipal Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The Municipality is conducting a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

### **8.2.5 Complaints**

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

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

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



### **8.2.6 Credits**

Sections 38 to 41 of the D.C.A. 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 D.C. by-law.

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

### **8.2.7 Front-Ending Agreements**

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

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

### **8.2.8 Severance and Subdivision Agreement Conditions**

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

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



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

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

If the Municipality is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities that can impose a D.C.

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



# Appendices



# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast



Schedule 1  
Municipality of West Perth  
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	9,170	8,919	119	8,800	2,954	45	249	9	3,257	108	2.738
	Mid 2016	9,110	8,865	135	8,730	3,020	80	250	15	3,365	123	2.634
	Mid 2021	9,290	9,038	133	8,905	3,085	90	240	10	3,425	121	2.639
Forecast	Mid 2024	9,490	9,237	137	9,100	3,187	103	244	10	3,544	125	2.606
	Mid 2034	10,380	10,080	160	9,920	3,496	106	292	10	3,904	145	2.582
	Buildout <sup>[4]</sup>	11,320	10,921	170	10,751	3,674	175	407	10	4,266	155	2.560
Incremental	Mid 2011 - Mid 2016	-60	-54	16	-70	66	35	1	6	108	15	
	Mid 2016 - Mid 2021	180	173	-2	175	65	10	-10	-5	60	-2	
	Mid 2021 - Mid 2024	200	199	4	195	102	13	4	0	119	4	
	Mid 2024 - Mid 2034	890	843	23	820	309	3	48	0	360	20	
	Mid 2024 - Buildout <sup>[4]</sup>	1,830	1,684	33	1,651	487	72	163	0	722	30	

<sup>[1]</sup> Population excludes the Census undercount estimated at approximately 2.8% and has been rounded.

<sup>[2]</sup> Includes Townhouses and apartments in duplexes.

<sup>[3]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

<sup>[4]</sup> Buildout based on discussions with municipal staff regarding servicing land supply.

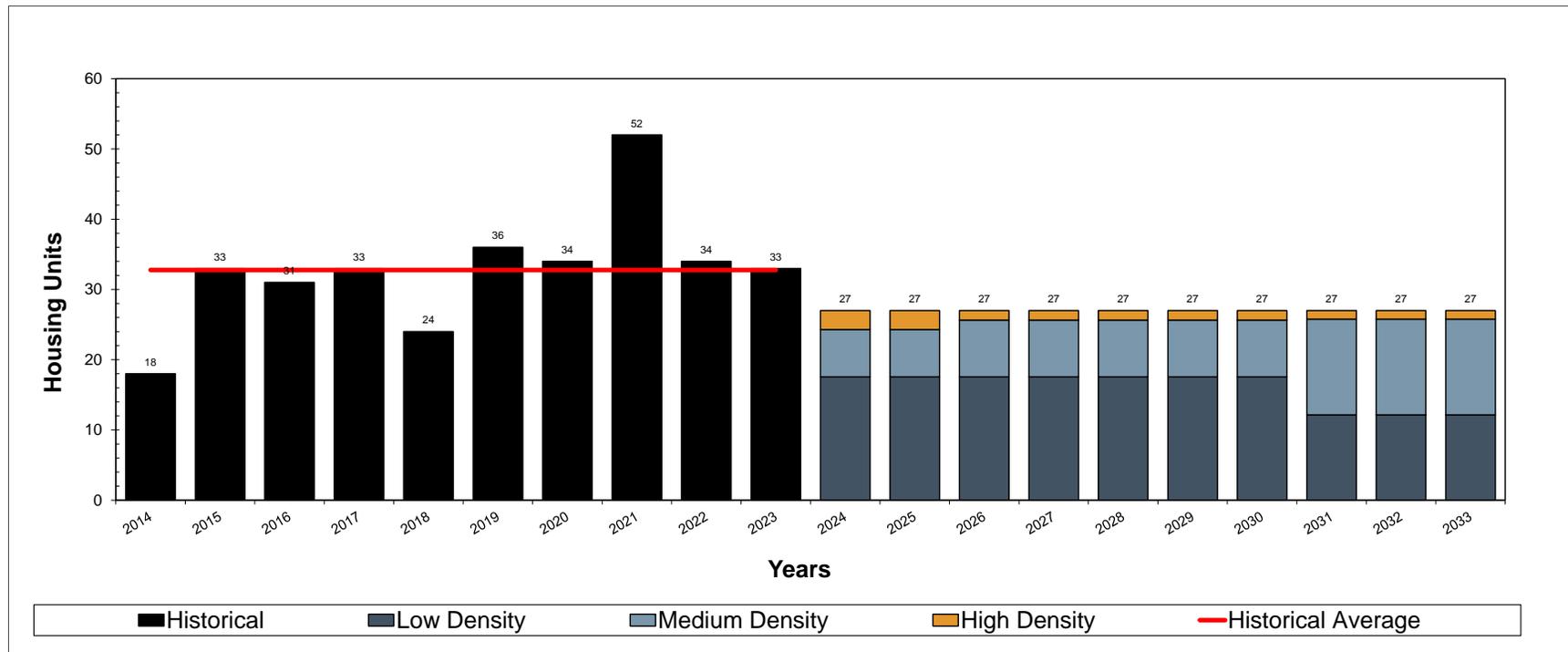
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure A-1  
Municipality of West Perth  
Annual Housing Forecast



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Municipality of West Perth building permit data (2014 to 2018 and 2021 to 2023) and Statistics Canada (2019 to 2020), by Watson & Associates Economists Ltd.



Schedule 2  
Municipality of West Perth  
Current Year Growth Forecast  
Mid 2021 to Mid 2024

Development Location	Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Mitchell	2024 - 2034	288	3	48	339	950	-104	846	23	869
	2024 - Buildout	443	72	163	678	1,727	-113	1,615	33	1,648
Rural	2024 - 2034	21	0	0	21	63	-89	-26	0	-26
	2024 - Buildout	44	0	0	44	133	-96	36	0	36
Municipality of West Perth	2024 - 2034	309	3	48	360	1,013	-193	820	23	843
	2024 - Buildout	487	72	163	722	1,860	-209	1,651	33	1,684

<sup>[1]</sup> Includes Townhouses and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Forecast by Watson & Associates Economists Ltd.



Schedule 3  
Municipality of West Perth  
Current Year Growth Forecast  
Mid 2021 to Mid 2024

		Population
Mid 2021 Population		9,038
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	119
	<i>multiplied by P.P.U. (3)</i>	2,669
	<i>gross population increase</i>	318
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	4
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	4
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	3,425
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.036
	<i>total decline in population</i>	-123
Population Estimate to Mid 2024		9,237
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		199

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.  
 (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.  
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.793	86%	2.394
<i>Multiples (6)</i>	2.015	11%	0.220
<i>Apartments (7)</i>	1.638	3%	0.055
Total		100%	2.669

<sup>1</sup> Based on 2021 Census custom database

<sup>2</sup> Based on Building permit/completion activity

- (4) 2021 households taken from Statistics Canada Census.  
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.  
 (6) Includes townhouses and apartments in duplexes.  
 (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

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



**Schedule 4  
Municipality of West Perth  
Ten Year Growth Forecast  
Mid 2024 to Mid 2034**

		Population
<b>Mid 2024 Population</b>		<b>9,237</b>
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	360
	<i>multiplied by P.P.U. (3)</i>	2,813
	<i>gross population increase</i>	1,013
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	20
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	23
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	3,544
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.054
	<i>total decline in population</i>	-193
<b>Population Estimate to Mid 2034</b>		<b>10,080</b>
<b>Net Population Increase, Mid 2024 to Mid 2034</b>		<b>843</b>

(1) Mid 2024 Population based on:

2021 Population (9,038) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (119 x 2.669 = 318) + (4 x 1.1 = 4) + (3,425 x -0.036 = -123) = 9,237

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.016	86%	2.589
<i>Multiples (6)</i>	1.912	1%	0.016
<i>Apartments (7)</i>	1.557	13%	0.208
<i>one bedroom or less</i>	1.148		
<i>two bedrooms or more</i>	1.743		
<b>Total</b>		<b>100%</b>	<b>2.813</b>

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Mid 2024 households based upon 2021 Census (3,425 units) + Mid 2021 to Mid 2024 unit estimate (119 units) = 3,544 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5  
Municipality of West Perth  
Longer-Term Growth Forecast  
Mid 2024 to Buildout

		Population
Mid 2024 Population		9,237
Occupants of New Housing Units, Mid 2024 to Buildout	<i>Units (2)</i>	722
	<i>multiplied by P.P.U. (3)</i>	2,577
	<i>gross population increase</i>	1,860
Occupants of New Equivalent Institutional Units, Mid 2024 to Buildout	<i>Units</i>	30
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	33
Decline in Housing Unit Occupancy, Mid 2024 to Buildout	<i>Units (4)</i>	3,544
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.059
	<i>total decline in population</i>	-209
Population Estimate to Buildout		10,921
<i>Net Population Increase, Mid 2024 to Buildout</i>		<i>1,684</i>

(1) Mid 2024 Population based on:

2021 Population (9,038) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (119 x 2.669 = 318) + (4 x 1.1 = 4) + (3,425 x -0.036 = -123) = 9,237

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.016	67%	2.034
<i>Multiples (6)</i>	1.912	10%	0.191
<i>Apartments (7)</i>	1.557	23%	0.352
<i>one bedroom or less</i>	1.148		
<i>two bedrooms or more</i>	1.743		
<b>Total</b>		100%	2.577

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Mid 2024 households based upon 2021 Census (3,425 units) + Mid 2021 to Mid 2024 unit estimate (119 units) = 3,544 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6  
Municipality of West Perth  
Historical Residential Building Permits  
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
2014	18	0	0	18
2015	27	6	0	33
2016	31	0	0	31
2017	30	3	0	33
2018	20	0	4	24
Sub-total	126	9	4	139
<b>Average (2014 - 2018)</b>	<b>25</b>	<b>2</b>	<b>1</b>	<b>28</b>
% Breakdown	90.6%	6.5%	2.9%	100.0%
2019	20	8	8	36
2020	30	0	4	34
2021	48	0	4	52
2022	21	13	0	34
2023	0	0	0	0
Sub-total	119	21	16	156
<b>Average (2019 - 2023)</b>	<b>24</b>	<b>4</b>	<b>3</b>	<b>31</b>
% Breakdown	76.3%	13.5%	10.3%	100.0%
2014 - 2023				
Total	245	30	20	295
<b>Average</b>	<b>25</b>	<b>3</b>	<b>2</b>	<b>30</b>
% Breakdown	83.1%	10.2%	6.8%	100.0%

<sup>[1]</sup> Includes townhomes and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: Historical housing activity derived from Statistics Canada (2014 to 2016) and Municipality of West Perth building permit data (2014 to 2023), by Watson & Associates Economists Ltd.



Schedule 7a  
Municipality of West Perth  
Persons Per Unit by Age and Type of Dwelling  
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average	20 Year Average Adjusted <sup>[1]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.611	-	<b>2.793</b>		
6-10	-	-	-	3.056	-	<b>3.074</b>		
11-15	-	-	-	3.000	-	<b>2.724</b>		
16-20	-	-	-	2.889	-	<b>2.938</b>	2.882	3.016
20-25	-	-	-	2.500	-	<b>2.784</b>		
25-35	-	-	-	3.059	-	<b>3.111</b>		
35+	-	-	1.611	2.761	3.415	<b>2.671</b>		
<b>Total</b>	-	-	1.750	2.781	3.667	<b>2.737</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.636	2.833	-	<b>2.571</b>
6-10	-	-	-	2.895	-	<b>2.774</b>
11-15	-	-	-	2.818	-	<b>2.724</b>
16-20	-	-	-	2.893	-	<b>2.853</b>
20-25	-	-	-	2.500	-	<b>2.711</b>
25-35	-	-	-	2.565	-	<b>2.813</b>
35+	-	1.400	1.615	2.753	3.415	<b>2.536</b>
<b>Total</b>	-	1.515	1.627	2.750	3.667	<b>2.595</b>

<sup>[1]</sup> Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as "Other."

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



Schedule 7b  
Perth County Census Division  
Person Per Unit by Age and Type of Dwelling  
(2021 Census)

Age of Dwelling	Multiples <sup>[1]</sup>						20 Year Average	20 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.800	2.750	-	<b>2.015</b>		
6-10	-	-	1.550	2.571	-	<b>2.023</b>		
11-15	-	-	1.364	-	-	<b>1.708</b>		
16-20	-	-	1.692	-	-	<b>1.895</b>	1.910	1.912
20-25	-	-	1.727	-	-	<b>2.000</b>		
25-35	-	-	2.071	2.500	-	<b>2.222</b>		
35+	-	1.271	1.837	2.699	-	<b>2.036</b>		
<b>Total</b>	<b>0.625</b>	<b>1.348</b>	<b>1.784</b>	<b>2.703</b>	<b>-</b>	<b>2.022</b>		

Age of Dwelling	Apartments <sup>[2]</sup>						20 Year Average	20 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.273	1.698	2.222	-	<b>1.638</b>		
6-10	-	-	1.565	-	-	<b>1.618</b>		
11-15	-	1.111	1.700	-	-	<b>1.644</b>		
16-20	-	1.455	1.615	-	-	<b>1.575</b>	1.619	1.557
20-25	-	1.000	1.667	-	-	<b>1.488</b>		
25-35	-	1.091	1.767	-	-	<b>1.622</b>		
35+	0.875	1.172	1.623	2.545	-	<b>1.484</b>		
<b>Total</b>	<b>0.857</b>	<b>1.180</b>	<b>1.644</b>	<b>2.556</b>	<b>-</b>	<b>1.524</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.311	1.851	2.935	5.080	<b>2.479</b>
6-10	-	1.083	1.688	2.957	4.042	<b>2.697</b>
11-15	-	1.160	1.554	2.889	4.444	<b>2.604</b>
16-20	-	1.714	1.676	2.775	4.500	<b>2.641</b>
20-25	-	1.111	1.648	2.750	4.138	<b>2.530</b>
25-35	-	1.313	1.931	2.813	4.115	<b>2.659</b>
35+	0.864	1.229	1.759	2.639	4.058	<b>2.383</b>
<b>Total</b>	<b>1.148</b>	<b>1.241</b>	<b>1.757</b>	<b>2.703</b>	<b>4.178</b>	<b>2.444</b>

[1] Includes townhouses and apartments in duplexes.

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

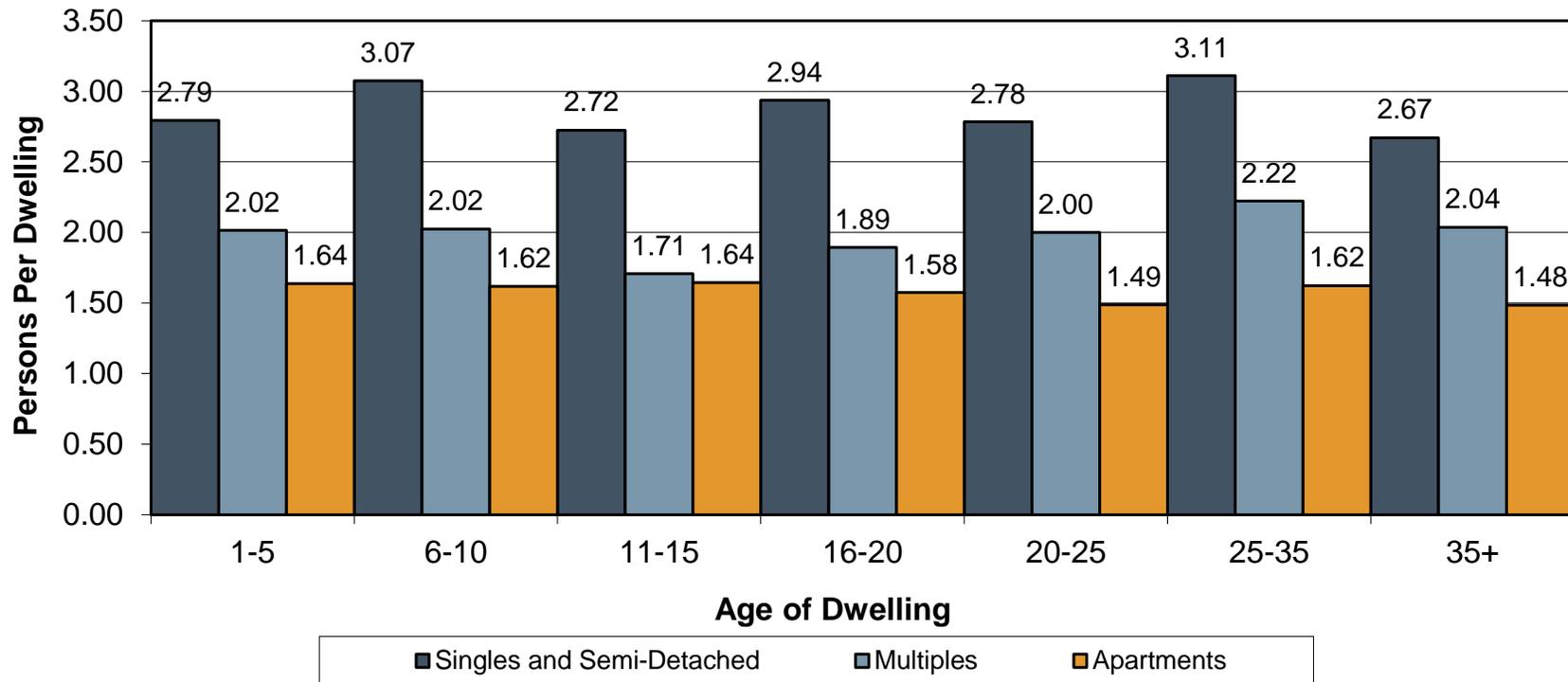
[3] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as "Other."

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



Schedule 7b  
Municipality of West Perth  
Person Per Unit Structural Type and Age of Dwelling  
(2021 Census)



Note: Multiple and Apartment P.P.U.s are based on Perth County Census Division.



## Schedule 9a Municipality of West Perth Employment Forecast, 2024 to Buildout

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2011	8,919	0.035	0.085	0.132	0.066	0.070	0.387	0.052	0.439	310	755	1,180	590	620	3,455	460	3,915	2,700
Mid 2016	8,865	0.023	0.089	0.144	0.076	0.052	0.384	0.062	0.446	200	785	1,280	675	460	3,400	550	3,950	2,615
Mid 2024	9,237	0.021	0.096	0.122	0.082	0.058	0.379	0.066	0.445	198	889	1,125	760	533	3,505	608	4,113	2,616
Mid 2034	10,080	0.0227	0.1014	0.1266	0.0882	0.0583	0.397	0.0649	0.462	229	1,023	1,276	889	587	4,004	654	4,658	2,981
Buildout	10,921	0.0211	0.0990	0.1350	0.0958	0.0663	0.4172	0.0667	0.4839	231	1,081	1,474	1,047	724	4,557	728	5,285	3,476
<b>Incremental Change</b>																		
Mid 2011 - Mid 2016	-54	-0.0122	0.0039	0.0121	0.0100	-0.0176	-0.0038	0.0105	0.0066	-110	30	100	85	-160	-55	90	35	-85
Mid 2016 - Mid 2024	372	-0.0011	0.0077	-0.0226	0.0061	0.0058	-0.0040	0.0038	-0.0002	-2	104	-155	85	73	105	58	163	1
Mid 2024 - Mid 2034	843	0.0013	0.0052	0.0048	0.0059	0.0006	0.0177	-0.0010	0.0167	31	133	151	129	54	498	46	544	365
Mid 2024 - Buildout	1,684	-0.0003	0.0027	0.0132	0.0136	0.0086	0.0377	0.0009	0.0386	33	192	349	287	191	1,052	120	1,172	860
<b>Annual Average</b>																		
Mid 2011 - Mid 2016	-11	-0.0024	0.0008	0.0024	0.0020	-0.0035	-0.0008	0.0021	0.0013	-22	6	20	17	-32	-11	18	7	-17
Mid 2016 - Mid 2024	47	-0.00014	0.00096	-0.00282	0.00077	0.00073	-0.00051	0.00047	-0.00003	0	13	-19	11	9	13	7	20	0
Mid 2024 - Mid 2034	84	0.00013	0.00052	0.00048	0.00059	0.00006	0.00177	-0.00010	0.00167	3	13	15	13	5	50	5	54	36

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

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: Watson & Associates Economists Ltd.



Schedule 9b  
Municipality of West Perth  
Employment Forecast, 2024 to 2039

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>[1]</sup>				
		Primary	Industrial	Commercial/ Population Related	Institutional <sup>[3]</sup>	Total	Primary - Non-Bona Fide Farming <sup>[2]</sup>	Industrial	Commercial/ Population Related	Institutional <sup>[3]</sup>	Total
Mid 2011	8,919	310	1,180	590	620	2,700					
Mid 2016	8,865	200	1,280	675	460	2,615					
Mid 2024	9,237	198	1,125	760	533	2,616					
Mid 2034	10,080	229	1,276	889	577	2,971					
Buildout	10,921	231	1,474	1,047	709	3,461					
<b>Incremental Change</b>											
Mid 2011 - Mid 2016	-54	-110	100	85	-160	-85					
Mid 2016 - Mid 2024	372	-2	-155	85	73	1					
Mid 2024 - Mid 2034	843	31	151	129	44	355	92,400	195,700	65,800	30,400	384,300
Mid 2024 - Buildout	1,684	33	349	287	176	845	99,000	453,400	146,400	120,500	819,300
<b>Annual Average</b>											
Mid 2011 - Mid 2016	-11	-22	20	17	-32	-17					
Mid 2016 - Mid 2024	47	0	-19	11	9	0					
Mid 2024 - Mid 2034	84	3	15	13	4	35	9,240	19,570	6,580	3,040	38,430

<sup>[1]</sup> Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,300
Commercial/Population-Related	510
Institutional	685

<sup>[2]</sup> Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

<sup>[3]</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

\*Reflects Mid-2024 to buildout forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



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

Development Location	Timing	Primary G.F.A. S.F. <sup>[1],[2]</sup>	Industrial G.F.A. S.F. <sup>[1]</sup>	Commercial G.F.A. S.F. <sup>[1]</sup>	Institutional G.F.A. S.F. <sup>[1],[3]</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>[4]</sup>
Mitchell	2024 - 2034	-	189,700	51,500	22,600	263,800	280
	2024 - Buildout	-	439,400	118,900	95,900	654,200	711
Rural	2024 - 2034	92,400	6,000	14,300	7,800	120,500	75
	2024 - Buildout	99,000	14,000	27,500	24,600	165,100	134
Municipality of West Perth	2024 - 2034	92,400	195,700	65,800	30,400	384,300	355
	2024 - Buildout	99,000	453,400	146,400	120,500	819,300	845

<sup>[1]</sup> Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,300
Commercial/Population-Related	510
Institutional	685

<sup>[2]</sup> Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

<sup>[3]</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

<sup>[4]</sup> Employment increase does not include no fixed place of work.

\*Reflects Mid-2024 to Buildout forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 10  
Municipality of West Perth  
Employment Categories by Major Employment Sector

NAICS	Employment by industry	Comments
	<b><u>Primary Industry Employment</u></b>	
11	<i>Agriculture, forestry, fishing and hunting</i>	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	
	<b><u>Industrial and Other Employment</u></b>	
22	<i>Utilities</i>	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	
31-33	<i>Manufacturing</i>	
41	<i>Wholesale trade</i>	
48-49	<i>Transportation and warehousing</i>	
56	<i>Administrative and support</i>	
	<b><u>Population Related Employment</u></b>	
44-45	<i>Retail trade</i>	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	
52	<i>Finance and insurance</i>	
53	<i>Real estate and rental and leasing</i>	
54	<i>Professional, scientific and technical services</i>	
55	<i>Management of companies and enterprises</i>	
56	<i>Administrative and support</i>	
71	<i>Arts, entertainment and recreation</i>	
72	<i>Accommodation and food services</i>	
81	<i>Other services (except public administration)</i>	
	<b><u>Institutional</u></b>	
61	<i>Educational services</i>	
62	<i>Health care and social assistance</i>	
91	<i>Public administration</i>	

Note: Employment is classified by North American Industry Classification System (NAICS) Code.

Source: Watson & Associates Economists Ltd.



# Appendix B

## Level of Service



**Table B-1**  
**Municipality of West Perth**  
**Summary of the Level of Service Ceiling by Services Considered**

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED									
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS	Utilized	Remaining
		Cost (per capita)	Quantity (per capita)		Quality (per capita)				
Service Related to a Highway	Services Related to a Highway - Roads	\$2,179.40	0.0255	km of roadways	\$85,467	per km	\$1,837,234	\$2,744,919	\$5,128,490
	Services Related to a Highway - Bridges & Culverts	\$4,048.53	0.0025	Number of Bridges, Culverts & Structures	\$1,619,412	per item	\$3,412,911		
	Services Related to a Highway - Sidewalks and Active Transportation	\$149.40	0.0012	km of sidewalks and active transportation	\$124,500	per km	\$125,944		
	Services Related to a Highway - Traffic Signals & Streetlights	\$138.60	0.0523	No. of Traffic Signals	\$2,650	per signal	\$116,840		
	Public Works - Facilities	\$1,849.79	3.7921	sq.ft. of building area	\$488	per sq.ft.	\$1,559,373		
	Public Works - Vehicles & Equipment	\$974.03	0.0079	No. of vehicles and equipment	\$123,295	per vehicle	\$821,107		
Fire Protection Services	Fire Protection Services - Facilities	\$271.54	0.8030	sq.ft. of building area	\$338	per sq.ft.	\$228,908	\$642,671	\$3,809
	Fire Protection Services - Vehicles & Equipment	\$361.16	0.0007	No. of vehicles & equipment	\$515,943	per vehicle	\$304,458		
	Fire Protection Services - Small Equipment and Gear	\$134.18	0.0137	No. of equipment and gear	\$9,794	per item	\$113,114		
Policing Services	Policing Services - Facilities	\$165.64	0.4872	sq.ft. of building area	\$340	per sq.ft.	\$139,635	\$2,300	\$139,939
	Policing Services - Small Equipment and Gear	\$3.09	0.0013	No. of equipment and gear	\$2,377	per item	\$2,605		
Parks & Recreation Services	Parkland Development	\$227.65	0.0085	Acres of Parkland	\$26,782	per acre	\$191,909	\$456,449	\$3,351,188
	Parkland Amenities	\$1,581.87	0.0090	No. of parkland amenities	\$175,763	per amenity	\$1,333,516		
	Parkland Trails	\$149.93	0.9168	Linear Metres of Paths and Trails	\$164	per linear m	\$126,391		
	Recreation Facilities	\$2,509.73	6.6105	sq.ft. of building area	\$380	per sq.ft.	\$2,115,702		
	Parks & Recreation Vehicles and Equipment	\$47.59	0.0008	No. of vehicles and equipment	\$59,488	per vehicle	\$40,118		
Library Services	Library Services - Facilities	\$529.01	1.2998	sq.ft. of building area	\$407	per sq.ft.	\$445,955	\$297,600	\$541,935
	Library Services - Collection Materials	\$466.80	7.8991	No. of library collection items	\$59	per collection item	\$393,512		
	Library Services - Vehicles	\$0.08	0.0000	No. of vehicles and equipment	\$40,000	per vehicle	\$67		
Provincial Offences Act including By-law Enforcement Services	Provincial Offences Act including By-law Enforcement - Facilities	\$2.08	0.0079	sq.ft. of building area	\$263	per sq.ft.	\$1,753	\$6,700	\$10
	Provincial Offences Act including By-law Enforcement - Vehicles & Equipment	\$5.88	0.0004	No. of vehicles and equipment	\$14,700	per vehicle	\$4,957		
Waste Diversion Services	Waste Diversion - Facilities - Stations/Depots	\$10.86	0.0668	sq.ft. of building area	\$163	per sq.ft.	\$9,155	\$9,100	\$55



**Schedule B-2**  
**Municipality of West Perth**  
**Services Related to a Highway – Roads and Related**

Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Arthur Street North - Jordan Crescent to Henry Street	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	\$650,000
Arthur Street South - Frank Street to Herbert Street	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	\$56,900
Arthur Street South - Herbert Street to Georgina Street	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$83,600
Arthur Street South - Cooper Street to James Street	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$1,086,000
Arthur Street South - James Street to Kent Street	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$1,072,000
Arthur Street South - Kent Street to Toronto Street East	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$1,038,000
Blanchard Street	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	\$382,000
Frances Street East - Morenz Street to Wellington Street	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$328,000
Frances Street East - Wellington Street to Arthur Street	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$329,000
Frank Street	0.65	0.65	0.65	0.65	0.65	0.65	0.65	1.67	1.94	1.94	1.94	1.94	1.94	1.94	1.94	\$109,000
Georgina Street	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$1,190,000
Henry Street	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.82	0.82	\$1,450,000
Herbert Street	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$502,000
Holmes Road	-	-	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	\$346,000
Huron Road (Hwy. 8)	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	1.62	1.62	1.62	1.62	1.62	1.62	\$495,000
Kent Street	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$1,070,000
Line 16	6.28	6.28	6.28	6.28	10.53	10.53	10.53	10.53	10.53	10.53	10.53	10.53	10.53	10.53	10.53	\$110,000
Line 17	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	3.83	7.93	7.93	7.93	7.93	7.93	\$50,000
Line 19	4.09	4.09	4.09	4.09	4.09	6.16	12.25	12.25	12.25	12.25	12.25	12.25	12.25	12.25	12.25	\$69,400
Line 21	2.04	2.04	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12	12.26	12.26	\$109,000
Line 24	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	5.54	5.54	\$51,200
Line 26	12.69	12.69	18.84	22.92	22.92	22.92	24.51	24.51	24.51	24.51	24.51	24.51	24.51	24.51	24.51	\$78,400
Line 28	6.12	6.12	6.12	6.12	6.12	6.12	14.31	14.31	14.31	14.31	14.31	14.31	14.31	14.31	14.31	\$71,600
Line 29	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	\$70,400
Line 32	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	16.36	24.55	24.55	24.55	24.55	24.55	24.55	\$85,400
Line 35	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	\$55,600
Line 36	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	\$114,000
Line 39	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	\$73,900
Line 42	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	\$83,800
Line 46	14.42	14.42	14.42	14.42	14.42	14.42	14.42	14.42	14.42	14.42	14.42	14.42	14.42	14.42	14.42	\$95,500
Line 49	12.38	12.38	12.38	12.38	12.38	12.38	12.38	12.38	12.38	12.38	12.38	12.38	12.38	12.38	12.38	\$85,300
Line 53	14.46	14.46	14.46	14.46	14.46	14.46	14.46	14.46	14.46	14.46	14.46	14.46	14.46	14.46	14.46	\$155,000
Montreal Street	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	\$1,052,000
Napier Street	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	\$541,000
Nelson Street	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	\$1,584,000
Ontario Road (Hwy. 8)	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$1,635,000
Quebec Street	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$871,000
Road 160	6.15	6.15	6.15	6.15	6.15	6.15	6.15	6.15	6.15	6.15	6.15	6.15	6.15	6.15	6.15	\$123,000
Road 162	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	\$304,000
Road 168	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	\$95,400



Schedule B-2 (Continued)  
Municipality of West Perth  
Services Related to a Highway – Roads and Related

Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Road 170	2.07	2.07	2.07	2.07	2.07	2.07	2.07	2.07	2.07	2.07	2.07	2.07	2.07	2.07	2.07	\$78,600
Road 179	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	\$57,800
Road 183	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	\$85,600
Schade Street	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	\$507,000
St. Andrew Street	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$1,527,000
St. David Street	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	\$1,298,000
St. George Street	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	1.28	1.28	1.28	1.28	\$433,000
Thames Avenue	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$567,000
Toronto Street	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$1,354,000
Trafalgar Street	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$340,000
Wellington Street	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	\$903,000
Willow Lane	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	\$31,600
Wimpole Street	-	-	-	-	-	-	-	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$99,500
Winstanley Street	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$491,000
<b>Boundary Roads (West Perth's Portion)</b>																
<i>Perth East Boundary</i>																
Road 150	8.22	8.22	8.22	8.22	8.22	8.22	8.22	8.22	8.22	8.22	8.22	8.22	8.22	8.22	8.22	\$195,000
<i>Perth South Boundary</i>																
Line 12	13.21	13.21	13.21	13.21	13.21	13.21	13.21	13.21	13.21	13.21	13.21	13.21	13.21	13.21	13.21	\$280,000
Line 140	12.95	12.95	12.95	12.95	12.95	12.95	12.95	12.95	12.95	12.95	12.95	12.95	12.95	12.95	12.95	\$145,000
<i>South Huron Boundary</i>																
Line 17	28.45	28.45	28.45	28.45	28.45	28.45	28.45	28.45	28.45	28.45	28.45	28.45	28.45	28.45	28.45	\$766,000
<i>Huron East Boundary</i>																
Road 183	20.58	20.58	20.58	20.58	20.58	20.58	20.58	20.58	20.58	20.58	20.58	20.58	20.58	20.58	20.58	\$782,000
<b>Total</b>	<b>246.02</b>	<b>246.02</b>	<b>256.54</b>	<b>260.62</b>	<b>264.87</b>	<b>266.94</b>	<b>282.81</b>	<b>284.46</b>	<b>299.05</b>	<b>310.11</b>	<b>314.21</b>	<b>315.23</b>	<b>315.23</b>	<b>324.32</b>	<b>324.32</b>	

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.0277	0.0277	0.0288	0.0293	0.0298	0.0301	0.0320	0.0321	0.0336	0.0347	0.0351	0.0350	0.0349	0.0355	0.0353

15 Year Average	2009 to 2023
Quantity Standard	0.0321
Quality Standard	\$260,353
Service Standard	\$8,357

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$8,357
Eligible Amount	\$7,045,229



**Schedule B-3**  
**Municipality of West Perth**  
**Services Related to a Highway – Bridges and Culverts**

Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
002L - Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$2,500,000
003M - Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,530,000
006M - Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,540,000
007M - Bridge	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$7,190,000
011F - Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,290,000
025F - Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,450,000
027H - Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,600,000
028F - Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$760,000
030H - Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$490,000
036L - Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,070,000
039L - Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,150,000
064L - Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$910,000
089L - Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$730,000
003F - Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$237,000
003H - Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$462,000
007F - Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$380,000
008H - Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$541,000
008M - Culvert	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$382,000
010F - Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$316,000
015H - Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$166,000
030H - Culvert	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$240,000
038L - Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$398,000
049L - Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$649,000
051L - Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$570,000
029F - Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$179,000
<b>Total</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>24</b>												

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0024	0.0025	0.0026	0.0026

15 Year Average	2009 to 2023
Quantity Standard	0.0025
Quality Standard	\$1,619,412
Service Standard	\$4,049

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$4,049
Eligible Amount	\$3,412,911



Schedule B-4  
Municipality of West Perth  
Services Related to a Highway – Traffic Signals and Sidewalks

Unit Measure: No. of Traffic Signals and Streetlights

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
<b>Streetlights:</b>																
Arthur Street North	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$474
Arthur Street South	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$474
Blanchard Street	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	\$503
Francis Street East	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	\$488
Francis Street West	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$474
Frank Street	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	\$487
Georgina Street	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$474
Henry Street Bridge Pedestrian Underpass	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$2,400
Henry Street	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	\$10,100
Herbert Street	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$474
Holmes Road	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$8,200
Huron Road	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	\$501
Kent Street	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$474
Line 34 (HWY 8) Ontario Street	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	\$511
Montreal Street	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$474
Napier Street	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	\$480
Nelson Street	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	\$474
Ontario Road	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	\$2,300
Perth Line 20	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$474
Perth Line 21	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$474
Perth Line 24	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$474
Perth Line 34	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	\$474
Perth Line 44	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	\$474
Perth Road 163	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$474
Perth Road 180	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$474
Quebec Street	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$474
Road 179	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	\$474
Schade Street	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$474
St. Andrew Street	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	\$478
St. David Street	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	\$474
St. George Street	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	\$512
Thames Avenue	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$474
Toronto Street East	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$474
Toronto Street West	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$474
Trafalgar Street	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$474
Wellington Street	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	\$483
Willow Lane	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$474



Schedule B-4 (Continued)  
Municipality of West Perth  
Services Related to a Highway – Traffic Signals and Sidewalks

Unit Measure: No. of Traffic Signals and Streetlights

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
<b>Traffic Lights:</b>																
Ontario Road (Hwy. 8) & St. George Street	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$251,000
Ontario Road (Hwy. 8) & Wellington Street	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$429,000
<b>Total</b>	<b>468</b>															

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.0526	0.0526	0.0525	0.0526	0.0526	0.0527	0.0529	0.0528	0.0526	0.0523	0.0522	0.0520	0.0518	0.0512	0.0510

15 Year Average	2009 to 2023
Quantity Standard	0.0523
Quality Standard	\$2,650
Service Standard	\$139

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$139
Eligible Amount	\$116,840



## Schedule B-5 Municipality of West Perth Services Related to a Highway – Sidewalks

Unit Measure: km of sidewalks

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
St. Andrews Street	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$94,600
Blanchard Street	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	\$35,200
Quebec Street	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	\$39,100
St. David Street	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	\$56,500
Wellington Street - Henry St. to Rowland St. & Waterloo St. to Ontario St.	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	\$140,600
Wellington Street - Ontario St. to Georgina St.	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	\$99,500
Kent Street	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	\$73,000
St David St Sidewalks East and West	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	\$130,600
Toronto Street	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$133,900
Henry Street	-	-	-	-	-	-	-	-	-	-	-	0.63	0.63	0.63	0.63	\$208,000
Henry Street	-	-	-	-	-	-	-	-	-	-	-	-	-	0.18	0.18	\$47,700
St. George Street	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$81,700
Nelson Street	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	\$147,400
Ontario Street	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	\$72,600
Georgina Street	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$96,600
Montreal St (North)	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$113,600
Arthur Street	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	\$36,800
Huron Rd	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	\$81,600
St. Andrews Street	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$72,100
Nelson Street	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	\$93,000
Schade St	-	-	-	-	-	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	\$186,200
Ontario St	0.37	0.37	0.37	0.37	0.37	0.37	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	\$502,200
Wimpole St Sidewalk West	-	-	-	-	-	-	-	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$20,200
Nelson Street - west	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$107,400
Ontario St Crosswalks	-	-	-	-	-	-	-	-	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$26,900
St. George Street East Side	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$45,600
Winstanley St Section 47 Sidewalk	-	-	-	-	-	-	-	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,700
Arthur St Section 1240	-	-	-	-	-	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$41,600
Wellington St - sidewalk	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$66,300
Huron Road	-	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	\$65,800
<b>Total</b>	<b>8.64</b>	<b>9.18</b>	<b>9.18</b>	<b>9.18</b>	<b>9.18</b>	<b>10.04</b>	<b>10.92</b>	<b>11.19</b>	<b>11.27</b>	<b>11.27</b>	<b>11.27</b>	<b>11.91</b>	<b>11.91</b>	<b>12.09</b>	<b>12.09</b>	

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0011	0.0012	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013

15 Year Average	
Quantity Standard	0.0012
Quality Standard	\$124,500
Service Standard	\$149

D.C. Amount (before deductions)	
Forecast Population	843
\$ per Capita	\$149
Eligible Amount	\$125,944



## Schedule B-6 Municipality of West Perth Services Related to a Highway – Public Works Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works Building - 50 Arthur Street - Mitchell - Building 1	13,156	13,156	13,156	13,156	13,156	13,156	13,156	13,156	13,156	13,156	13,156	14,350	14,350	14,350	14,350	390	\$466
Public Works Building - 50 Arthur Street - Mitchell - Building 2	-	-	-	-	-	-	-	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	390	\$466
Hibbert Shop	5,812	5,812	5,812	5,812	5,812	5,812	5,812	5,812	5,812	-	-	-	-	-	-	390	\$434
Logan Shop	6,954	6,954	6,954	6,954	6,954	6,954	6,954	6,954	6,954	-	-	-	-	-	-	390	\$434
Fullerton Shop	4,963	4,963	4,963	4,963	4,963	4,963	4,963	4,963	4,963	-	-	-	-	-	-	390	\$434
Land for granular/sand/asphalt/concrete storage adjacent to industrial landfill site (acres)	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17		500,000
<b>Total</b>	<b>30,887</b>	<b>49,287</b>	<b>49,287</b>	<b>31,558</b>	<b>31,558</b>	<b>32,752</b>	<b>32,752</b>	<b>32,752</b>	<b>32,752</b>								

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	3.4739	3.4716	3.4630	3.4685	3.4739	3.4786	3.4896	5.5597	5.5360	3.5284	3.5225	3.6412	3.6238	3.5842	3.5666

15 Year Average	2009 to 2023
Quantity Standard	3,7921
Quality Standard	\$488
Service Standard	\$1,850

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$1,850
Eligible Amount	\$1,559,373



**Table B-7**  
**Municipality of West Perth**  
**Services Related to a Highway – Public Works Vehicles & Equipment**

Unit Measure:	No. of vehicles and equipment																2024 Value (\$/Vehicle)
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Champion 740 Grader	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$655,000	
Champion 740 Grader	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$723,000	
Champion 740 Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$736,000	
Volvo Grader 740B Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$647,000	
Ford Tandem 9000	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$363,000	
Volvo - Tandem axle	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$300,000	
Volvo - Tandem axle	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$265,000	
Sterling - Tandem axle	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$263,000	
Sterling - Tandem axle	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$227,000	
Volvo - Tandem axle	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$212,000	
Tandem Axle Dump Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,000	
Ford F450 1 ton	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$300,000	
Dodge 3/4 ton	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$300,000	
GMC 3/4 ton	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$239,000	
Dodge Pickup Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$227,000	
Pickup Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$212,000	
Pickup Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$197,000	
Case JX 85	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$253,000	
New Holland Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$253,000	
1990 Ford Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$14,400	
2001 Trackless MT	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$340,200	
2003 John Deere 771 - Tractor Mower	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$32,800	
2003 John Deere 777 - Tractor Mower	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$32,800	
2002 Elgin Peligan Streetsweeper	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$202,000	
1996 Hageborn Snow Blower Attachments	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$8,100	
1996 Lucknow Snowblower Attachment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,100	
1998 Kunn Mower Attachment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$26,900	
2003 Kverneland Mower Attachment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$25,000	
2002 Kverneland Mower Attachment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$23,300	
1998 Leafer Attachment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,700	
2007 Vermeer BC1500	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,400	
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,200	
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,700	
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,800	
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,900	
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,900	
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000	



**Table B-7 (Continued)**  
**Municipality of West Perth**  
**Services Related to a Highway – Public Works Vehicles & Equipment**

Unit Measure:	No. of vehicles and equipment															2024 Value (\$/Vehicle)
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,100
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,100
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,100
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,200
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,200
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,100
Radio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,400
Crane Hoist	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$32,600
Single Axle 5 Ton Dump Truck with Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$128,000
2008 Dodge Ram Pickup - 1 ton	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$73,000
Box for 1 ton 2008 Dodge Ram	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$23,000
Sterling Truck Box	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$167,000
JD 410J Backhoe Loader	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$162,000
2009 Trackless MT6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$233,000
2009 John Deere 772G	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$516,000
240 L Disc Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$19,000
Dodge Pickup	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$83,000
Tandem Dump Truck with Plow Attachment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$366,000
Heavy Duty 3/4 Ton Pickup Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$51,000
Water Tank	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
1/2 ton Dodge Pickup Truck	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$47,000
Trackless Downpayment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,000
Tandem Dump Truck with Plow Attachment & Sander	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$378,000
2011 New Holland T5060	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,000
2012 New Holland H6750 Mower Attachment	-	-	1	1	1	1	1	1	1	1	1	1	1	1	-	\$16,000
2012 Lucknow D85HD Snowblower	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,000
Tandem Dump Truck & Sander	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$221,000
Plow Kit for 2013 International WorkStar Truck	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$166,000
3/4 Ton Pickup Truck	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$48,000
Radio PM400 Mobile	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Radio PM400 Mobile	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
2010 Elgin Pelican	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$215,000
Arctic Snowplow Attachment	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Radio on #86 CAT 140M AWD Grader	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$1,000
2013 Caterpillar 140M	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$506,000
Tandem Dump Truck with Plow Attachment & Sander	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$384,000
2014 New Holland H6740 Mower Attachment	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-	\$21,000
3/4 Ton Crew Cab Pickup Truck	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$66,000
3/4 Ton Crew Cab Pickup Truck	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$66,000
Tandem Dump Truck with Plow Attachment & Sander	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$418,000
3/4 Ton Pickup Truck	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$62,000
2016 Massey Ferguson 5613	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$181,000
Arctic Snowplow Attachment	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$13,000



**Table B-7 (Continued)**  
**Municipality of West Perth**  
**Services Related to a Highway – Public Works Vehicles & Equipment**

Unit Measure:	No. of vehicles and equipment															2024 Value (\$/Vehicle)
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Plow Attachment	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$174,000
Trailer - Single Axle	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$7,000
Karcher Pressure Washer	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$8,000
Jib Crane with Electric Hoist	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$69,000
2016 Trackless MT6	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$210,000
2018 Sovema TDF-HD EXT 220 Mower/Flail Attachment	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$16,000
1/2 Ton Crew Cab 4x4 Pickup Truck	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$64,000
2018 Case 590SN Loader Backhoe	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$208,000
3/4 Ton Pickup Truck with Plow Attachment	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$63,000
Arctic Snowplow Attachment	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$13,000
Single Axle, 5 Ton Dump Truck with Plow Attachment & Sander	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$312,000
Tandem Dump Truck with Plow Attachment & Sander	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$386,000
2020 Caterpillar 150M	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$605,000
2020 Sovema TDF-HD EXT 220 Mower/Flail	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$18,000
4x4, 1 Ton Truck - Chassis & Body	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$76,000
2021 New Holland 108M Mower Attachment	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$19,000
3/4 Ton Crew Cab Pickup Truck	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$54,000
Tandem Dump Truck with Plow Attachment & Sander	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$327,000
Arctic Snowplow Attachment	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$13,000
Arctic Snowplow Attachment	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$13,000
Arctic Snowplow Attachment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,000
Arctic Snowplow Attachment	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$13,000
Arctic Snowplow Attachment	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,000
2023 RAM 2500 Pickup Truck	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$90,000
Tandem Dump Truck with Plow Attachment & Sander	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$90,000
Arctic Snowplow Attachment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$13,000
<b>Total</b>	<b>58</b>	<b>57</b>	<b>60</b>	<b>64</b>	<b>65</b>	<b>70</b>	<b>69</b>	<b>72</b>	<b>75</b>	<b>77</b>	<b>80</b>	<b>82</b>	<b>84</b>	<b>78</b>	<b>71</b>	

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.0065	0.0064	0.0067	0.0072	0.0073	0.0079	0.0078	0.0081	0.0084	0.0086	0.0089	0.0091	0.0093	0.0085	0.0077

15 Year Average		2009 to 2023
Quantity Standard		0.0079
Quality Standard		\$123,295
Service Standard		\$974

D.C. Amount (before deductions)		10 Year
Forecast Population		843
\$ per Capita		\$974
Eligible Amount		\$821,107



**Table B-8**  
**Municipality of West Perth**  
**Fire Protection Services - Facilities**

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Mitchell Station - 170 Wellington Street	-	-	-	-	-	-	-	-	-	-	-	12,676	12,676	12,676	12,676	\$190	\$435
Milverton Space (in Perth East)	-	-	-	-	233	233	233	233	233	233	233	233	233	233	233	\$190	\$224
Mitchell Station - 169 St. David Street	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	-	-	-	-	\$190	\$256
<b>Total</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,233</b>	<b>12,909</b>	<b>12,909</b>	<b>12,909</b>	<b>12,909</b>								

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183		
Per Capita Standard	0.5624	0.5620	0.5606	0.5615	0.5886	0.5894	0.5913	0.5903	0.5878	0.5851	0.5841	1.4352	1.4283	1.4127	1.4058		

15 Year Average	2009 to 2023
Quantity Standard	0.8030
Quality Standard	\$338
Service Standard	\$272

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$272
Eligible Amount	\$228,908



**Table B-9  
Municipality of West Perth  
Fire Protection Services – Vehicles & Equipment**

Unit Measure: No. of vehicles & equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
2003 Freightliner FL80 Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Freightliner FL80 1500 gal tanker #6	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-
Top kick chassis walk-in rescue truck	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-
2008 Dodge RAM	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2008 Rosenbauer Fire Truck - Ladder 95	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2013 Rosenbauer Rescue FL80	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1
2020 Rosenbauer Fire Truck	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
2021 Rosenbauer Tanker Truck	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
2022 RAM 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
United Express Line Trailer (Hazmat)	-	-	1	1	1	1	1	1	-	-	-	-	-	-	-
<b>Total</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>7</b>

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.0006	0.0006	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0006	0.0006	0.0007	0.0007	0.0008	0.0008	0.0008

15 Year Average	2009 to 2023
Quantity Standard	0.0007
Quality Standard	\$515,943
Service Standard	\$361

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$361
Eligible Amount	\$304,458



**Table B-10**  
**Municipality of West Perth**  
**Fire Protection Services – Small Equipment and Gear**

Unit Measure:	No. of equipment and gear															
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
<b>Gear for Firefighters:</b>																
Chief	1.00	1.00	1.00	1.00	1.00	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$6,700
Station Chief	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$6,700
Deputy Station Chief	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$6,700
Captains	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$6,700
Dispatcher	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$6,700
Fire Prevention Officer	1.00	1.00	1.00	1.00	1.00	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$6,700
Public Educator	-	-	-	-	-	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$6,700
Firefighters	19.00	19.00	19.00	19.00	19.00	19.00	19.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	\$6,700
<b>Radios/Pagers:</b>																
Paging System	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$20,800
Mobile Radios	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	\$300
Portable Radios	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	\$300
Portable Radios	2.00	2.00	2.00	2.00	-	-	-	-	-	-	-	-	-	-	-	\$300
Pagers	-	-	-	-	-	-	-	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$200
Pagers	-	-	-	-	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	\$200
Radio & Equip	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	\$2,900
Radio Adapter	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	\$100
Portable Radios (4)	-	-	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	-	-	-	-	\$2,400
Radio - Ladder 4	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	\$700
3 Radios - 1 Pager	-	-	-	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	-	-	-	-	\$2,300
FF Pagers	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$600
Kenwood Mobile Radio	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	\$700
Fire Radios	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	\$17,500
<b>Water Tanks:</b>																
Water Tank Bornholm	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$36,100
Water Tank Brodhagen	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$36,100
Water Tank Dublin	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$36,100
Water Tank Fullarton	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$36,100
Water Tank Carlingford	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$36,100
Water Tank Hibbert Shop	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$36,100
<b>Other Specialized Equipment:</b>																
Breathing Air Compressor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$58,700
Power Washer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$3,200
Thermal Camera	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$96,700
Centaur S28 Spreader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$17,300
Centaur C6 Cutter	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$13,800
Centaur 4S3 Trim Power Unit	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$14,200
Cen 33' Red/Blue Hose	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,400
Cen 33' Black/Blue Hose	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,400
Cen 33' Yellow/Blue Hose	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,400
Cen Lt 12/875 Ram	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$9,000
55 Ton Air Bag system	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$13,100
Centaur SC14 Comb Tool	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$15,600



**Table B-10 (Continued)**  
**Municipality of West Perth**  
**Fire Protection Services – Small Equipment and Gear**

Unit Measure:	No. of equipment and gear															
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Accountability Systems	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$8,100
100 mm Fire Hose	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$33,100
65 mm Fire Hose	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$36,900
45 mm Fire Hose	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$2,800
45 mm Fire Hose	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$5,100
45 mm Fire Hose	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$8,600
45 mm Fire Hose	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$2,500
45 mm Fire Hose	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,400
45 mm Fire Hose	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$6,200
Hose	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$2,000
Hose	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,100
Breathing Air Cylinders	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$94,400
Breathing Air Cylinders	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$125,000
Hydraulic Ram	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$8,300
Rit-Pak, Hose & Case	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$3,400
Portable Ground Monitor	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$5,800
Alarms & Respirators	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$6,900
Vehicle Stabilizer & Jack	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$12,100
Extrication Smart Dummy	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$5,200
Technical Rescue Team Equipment	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$17,000
Stretcher	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$2,300
S700 Steamline Hydraulic Cutter	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$11,200
Filtration System - Breathing Air Compressor	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$4,800
Airpacks (2)	-	-	-	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$7,500
Nozzles (2)	-	-	-	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$1,100
Gas Detector	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$6,500
High Pressure Hose - Rescue	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$2,500
Air Compressor	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	\$58,300
Air Filling Station	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	\$36,100
Washer Extractor	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	\$15,900
Fire Equipment Pool 2021	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	\$11,400
Emergency Generator	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$40,100
Generator 100kW - Mitchell Fire Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	\$70,900
<b>Total</b>	<b>79.00</b>	<b>88.00</b>	<b>94.00</b>	<b>105.00</b>	<b>130.00</b>	<b>131.00</b>	<b>131.00</b>	<b>138.00</b>	<b>138.00</b>	<b>138.00</b>	<b>141.00</b>	<b>130.00</b>	<b>132.00</b>	<b>132.00</b>	<b>132.00</b>	

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.0089	0.0099	0.0105	0.0118	0.0146	0.0148	0.0148	0.0156	0.0155	0.0154	0.0157	0.0145	0.0146	0.0144	0.0144

15 Year Average	
Quantity Standard	0.0137
Quality Standard	\$9,794
Service Standard	\$134

D.C. Amount (before deductions)	
Forecast Population	843
\$ per Capita	\$134
Eligible Amount	\$113,114



**Table B-11  
Municipality of West Perth  
Policing Services – Facilities**

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
OPP Office - 132 St. George St., Mitchell	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	\$278	\$340
<b>Total</b>	<b>4,360</b>																

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183		
Per Capita Standard	0.4904	0.4901	0.4888	0.4896	0.4904	0.4910	0.4926	0.4918	0.4897	0.4875	0.4867	0.4847	0.4824	0.4771	0.4748		

15 Year Average	2009 to 2023
Quantity Standard	0.4872
Quality Standard	340
Service Standard	\$166

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$166
Eligible Amount	\$139,635

**Table B-12  
Municipality of West Perth  
Policing Services – Small Equipment and Gear**

Unit Measure: No. of equipment and gear

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Equipped Officers (Full Time Equivalents)	11.71	11.71	11.71	11.53	11.53	11.53	11.53	11.53	12.53	12.53	12.53	12.53	12.53	12.53	12.53	\$2,300
<b>Total</b>	<b>11.71</b>	<b>11.71</b>	<b>11.71</b>	<b>11.53</b>	<b>11.53</b>	<b>11.53</b>	<b>11.53</b>	<b>11.53</b>	<b>12.53</b>							

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183	
Per Capita Standard	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0014	0.0014	0.0014	0.0014	0.0014	0.0014	0.0014	

15 Year Average	2009 to 2023
Quantity Standard	0.0013
Quality Standard	\$2,377
Service Standard	\$3

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$3
Eligible Amount	\$2,605



**Table B-13**  
**Municipality of West Perth**  
**Parks and Recreation Services – Parkland Development**

Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Veterans Parkette	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.98	0.98	0.98	\$32,000
Mitchell Lions Park	7.20	7.20	7.20	7.20	7.20	7.20	7.20	7.20	7.20	7.20	7.20	7.20	7.20	7.20	7.20	\$32,000
Rotary Park	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	\$32,000
Cromarty Ball Park	2.96	2.96	2.96	2.96	2.96	2.96	2.96	2.96	2.96	2.96	2.96	2.96	2.96	2.96	2.96	\$32,000
Brodhagen Park	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	\$32,000
Dublin Lions Park	3.14	3.14	3.14	3.14	3.14	3.14	3.14	3.14	3.14	3.14	3.14	3.14	3.14	3.14	3.14	\$32,000
Fullarton Centennial Park	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$32,000
Keterson Park	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	\$32,000
Howie Morenz Park	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	\$32,000
Jaycee Park	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	\$3,000
Stacey Park	5.31	5.31	5.31	5.31	5.31	5.31	5.31	5.31	5.31	5.31	5.31	5.31	5.31	5.31	5.31	\$32,000
Dog Park	-	-	-	-	-	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	\$3,000
Kinsmen Park	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	\$32,000
Memorial Forest	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	\$3,000
Demonstration Forest	4.82	4.82	4.82	4.82	4.82	4.82	4.82	4.82	4.82	4.82	4.82	4.82	4.82	4.82	4.82	\$3,000
Sunset/Campbell Greenspace	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	\$3,000
<b>Total</b>	<b>75.18</b>	<b>75.18</b>	<b>75.18</b>	<b>75.18</b>	<b>75.18</b>	<b>76.83</b>	<b>76.85</b>	<b>76.85</b>	<b>76.85</b>							

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.0085	0.0084	0.0084	0.0084	0.0085	0.0087	0.0087	0.0087	0.0086	0.0086	0.0086	0.0085	0.0085	0.0084	0.0084

15 Year Average	2009 to 2023
Quantity Standard	0.0085
Quality Standard	\$26,782
Service Standard	\$228

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$228
Eligible Amount	\$191,909



**Table B-14**  
**Municipality of West Perth**  
**Parks and Recreation Services – Parkland Amenities**

Unit Measure:	No. of parkland amenities																
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)	
<b>Playground Equipment</b>																	
Playground Equipment - Cromarty Park	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000	
Playground Equipment - Brodhagen Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$97,200	
Playground Equipment - Mitchell Lions Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$135,000	
Playground Equipment - Mitchell Optimist Park (in Mitchell Lions Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$69,000	
Swings - Mitchell Optimist Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,700	
Playground Equipment - Rotary Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$66,200	
Playground Equipment - Fullarton Centennial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$48,900	
Playground Equipment - Dublin Lions Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$88,900	
Swing Set - Dublin Lions Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,400	
Playground Equipment - Keterson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$102,100	
Swing Set & Fibre Mat - Optimist Park (Mitchell Lions Park)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$16,300	
Accessible Playground Equipment - Mitchell Optimist Park	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$97,200	
<b>Baseball Diamonds - Lit</b>																	
Brodhagen Community Centre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000	
Mitchell Cooper Standard Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$390,000	
Keterson Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$390,000	
Cromarty Ball Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000	
Dublin Lions Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000	
Kinsmen Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000	
Fullarton Centennial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000	
<b>Baseball Diamonds - Unlit</b>																	
Fullarton Centennial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$140,000	
Keterson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$140,000	
Batting Cages	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$16,800	
<b>Soccer Fields - Full Size</b>																	
Kinsmen Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000	
<b>Soccer Fields - Intermediate Size</b>																	
Kinsmen Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000	
West Perth Skate Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$183,000	
Mitchell Lions Park Outdoor Pool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,620,000	
<b>Mitchell Lions Splashpad</b>																	
Splashpad Feature	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$367,000	
<b>Pavillions/Washrooms/Concessions</b>																	
The Sofina Family Foods Pavilion in Mitchell Lions Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$245,000	
Mitchell Lions Park Outdoor Pool Pavilion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$245,000	
Dublin Park Pavilion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$245,000	
Freezer - Dublin Pavilion (Dublin Lions Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,100	
Welcome Centre Pavilion with Washrooms	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$245,000	
Welcome Centre Pavilion (no Washrooms)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000	
Fullarton Centennial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$245,000	
Keterson Park Pavilion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,140,000	
Wetlands Visitor Centre Washrooms	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$245,000	
Cromarty Park Washroom and Pavillion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$245,000	



**Table B-14 (Continued)**  
**Municipality of West Perth**  
**Parks and Recreation Services – Parkland Amenities**

Unit Measure:		No. of parkland amenities															2024 Value (\$/item)
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Shelter - Optimist Park (in Mitchell Lions Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Gazebo at Morenz Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$164,000
Dog Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$25,100
Tennis Courts in Veterans Park (Unlit?)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$377,000
Tennis Courts (Lit) at old Municipal/Fire Hall	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$377,000
Bird Viewing Stand at West Perth Wetlands	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$11,000
Pedestrian Bridge at Veterens Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Parks and Trail Lighting	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	\$481
Scoreboard - Kinsmen Park	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$18,000
<b>Total</b>	<b>75</b>	<b>77</b>	<b>77</b>	<b>78</b>	<b>78</b>	<b>79</b>	<b>79</b>	<b>79</b>	<b>84</b>	<b>84</b>	<b>84</b>	<b>84</b>	<b>85</b>	<b>85</b>	<b>85</b>	<b>85</b>	
Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183		
Per Capita Standard	0.0084	0.0087	0.0086	0.0088	0.0088	0.0089	0.0089	0.0089	0.0094	0.0094	0.0094	0.0093	0.0094	0.0093	0.0093		
<b>15 Year Average</b>		<b>2009 to 2023</b>															
Quantity Standard	0.0090																
Quality Standard	\$175,763																
Service Standard	\$1,582																
<b>D.C. Amount (before deductions)</b>		<b>10 Year</b>															
Forecast Population	843																
\$ per Capita	\$1,582																
Eligible Amount	\$1,333,516																



**Table B-15**  
**Municipality of West Perth**  
**Parks and Recreation Services – Parkland Trails**

Unit Measure: Linear Metres of Paths and Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
West Perth Thames Nature Trail (North) - Stone Dust	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	\$200
Lions Loop Trail - Asphalt	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	\$310
Lions Loop Trail - Stone Dust	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	\$200
Railway trails (by Old landfill) - Natural Pathway	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	\$100
Stacey Park Trail - Stone Dust	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890	\$200
Wetlands Trail	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	\$100
Howie Morenz Park Trail - Concrete	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	\$620
<b>Total</b>	<b>8,205</b>															

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.9228	0.9222	0.9199	0.9214	0.9228	0.9241	0.9270	0.9255	0.9216	0.9174	0.9158	0.9122	0.9078	0.8979	0.8935

15 Year Average	2009 to 2023
Quantity Standard	0.9168
Quality Standard	\$164
Service Standard	\$150

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$150
Eligible Amount	\$126,391



**Table B-16**  
**Municipality of West Perth**  
**Parks and Recreation Services – Recreation Facilities**

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Brodhagen Community Centre	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	\$251	\$281
Mitchell and District Arena & Storage Shed	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,300	\$340	\$411
Parks & Recreation Office Space	-	-	-	-	-	-	-	-	-	-	-	-	-	207	207	\$237	\$297
Dublin Lions Hall	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	\$189	\$213
Parks Operations Building - 50 Arthur Street - Mitchell - Building 1	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	-	-	-	-	\$390	\$434
<b>Total</b>	<b>59,428</b>	<b>58,234</b>	<b>58,234</b>	<b>58,441</b>	<b>58,741</b>												
Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183		
Per Capita Standard	6.6841	6.6796	6.6631	6.6736	6.6841	6.6931	6.7143	6.7037	6.6751	6.6445	6.6334	6.4740	6.4432	6.3954	6.3967		

15 Year Average	2009 to 2023
Quantity Standard	6.6105
Quality Standard	\$380
Service Standard	\$2,510

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$2,510
Eligible Amount	\$2,115,702



**Table B-17**  
**Municipality of West Perth**  
**Parks and Recreation Services – Vehicles and Equipment**

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$218,100
Ice Resurfacer	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$218,100
Ball Diamond Edger - Cromarty Park	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,400
Olympia Battery Edger	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,100
Simplex 50BT Floor Scrubber & Polisher	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$10,200
Clarke 20" Autoscrubber (Floor Scrubber with Brush Assembly)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$12,300
2009 Dodge RAM Heavy Duty	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$64,500
2018 GMC Sierra 1500																\$53,900
2022 RAM 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$56,200
Ford 1720 Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$61,600
2022 John Deere Z960M Mower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$19,000
2022 John Deere Z960M Mower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$19,000
Portable Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,100
<b>Total</b>	<b>5</b>	<b>7</b>	<b>8</b>	<b>10</b>												

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.0006	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0009	0.0011

15 Year Average	2009 to 2023
Quantity Standard	0.0008
Quality Standard	\$59,488
Service Standard	\$48

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$48
Eligible Amount	\$40,118



## Schedule B-18 Municipality of West Perth Library Services – Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Library - 105 St. Andrew St., Mitchell	6,522	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$329	\$407
<b>Total</b>	<b>6,522</b>	<b>12,000</b>															

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.7336	1.3488	1.3454	1.3476	1.3497	1.3515	1.3558	1.3536	1.3479	1.3417	1.3394	1.3341	1.3277	1.3132	1.3068

15 Year Average	2009 to 2023
Quantity Standard	1,2998
Quality Standard	\$407
Service Standard	\$529

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$529
Eligible Amount	\$445,955



## Schedule B-19 Municipality of West Perth Library Services – Collection Materials

Unit Measure: No. of library collection items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Print Volumes	19,910	20,493	20,949	20,175	19,142	19,320	16,700	17,357	17,327	16,910	15,753	13,736	13,364	10,323	12,747	\$40
Reference Volumes	340	341	289	333	332	330	314	-	-	-	-	-	-	-	-	\$50
CD ROMs, CDs and DVDs	846	1,325	1,150	1,136	1,992	1,498	1,502	1,644	1,707	1,695	1,760	3,196	3,334	2,593	2,481	\$25
E-Books	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$45
E-Audio Books	-	-	-	-	-	-	-	-	-	-	-	-	-	11,431	12,556	\$78
E-Book & E-Audio Books	-	-	1,644	2,649	29,677	3,249	3,524	34,984	47,225	95,330	113,936	-	-	-	-	\$59
Special Collections - Original Format	-	-	-	-	-	-	-	-	-	-	-	54	253	49	243	\$150
Special Collections - Digital Format	-	-	-	-	-	-	-	-	-	-	-	-	-	49	125	\$30
Print Periodical Titles	40	44	43	45	42	39	33	36	40	39	35	28	26	24	20	\$60
Electronic Print Periodical Titles	18,460	18,483	23,543	45,223	46,090	51,940	49,129	-	-	-	-	-	-	-	4,883	\$80
Databases and Database Subscriptions	31	32	27	27	32	32	32	4	4	4	7	9	10	11	11	\$4,200
Database Subscriptions - Periodicals	27	27	-	-	-	-	-	-	-	-	-	-	-	-	-	\$64
Public Access Workstations	7	7	8	8	7	6	6	6	6	6	6	6	6	6	6	\$1,400
Lending laptops, netbooks, and tablets (e.g. iPads)	-	-	-	-	-	-	-	-	-	-	-	-	-	6	6	\$400
E-Readers	-	-	-	20	20	18	18	-	-	-	-	-	-	-	-	\$150
<b>Total</b>	<b>39,661</b>	<b>40,752</b>	<b>47,653</b>	<b>69,616</b>	<b>97,334</b>	<b>76,432</b>	<b>71,258</b>	<b>54,031</b>	<b>66,309</b>	<b>113,984</b>	<b>131,497</b>	<b>59,210</b>	<b>62,961</b>	<b>60,781</b>	<b>68,996</b>	

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	4.46	4.58	5.34	7.82	10.95	8.61	8.05	6.09	7.45	12.74	14.68	6.58	6.97	6.65	7.51

15 Year Average	2009 to 2023
Quantity Standard	7,8991
Quality Standard	\$59
Service Standard	\$467

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$467
Eligible Amount	\$393,512



## Schedule B-20 Municipality of West Perth Library Services – Vehicles

Unit Measure: No. of library vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Delivery Van (Shared)	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	\$34,000
<b>Total</b>	-	-	-	-	-	-	-	-	-	-	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	
West Perth's Share	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	6%	6%	6%	6%	6%	
<b>Total</b>	-	-	-	-	-	-	-	-	-	-	<b>0.06</b>	<b>0.06</b>	<b>0.06</b>	<b>0.06</b>	<b>0.06</b>	

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	-	-	-	-	-	-	-	-	-	-	0.000007	0.000007	0.000007	0.000007	0.000007

15 Year Average	2009 to 2023
Quantity Standard	0.000002
Quality Standard	\$40,000
Service Standard	\$0.08

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$0.08
Eligible Amount	\$67



Schedule B-21  
Municipality of West Perth  
Provincial Offences Act, including By-law Enforcement – Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Administration Space Allocated for Contracted Service Provider	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	\$237	\$265
<b>Total</b>	<b>70</b>																

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0080	0.0079	0.0079	0.0079	0.0079	0.0078	0.0078	0.0077	0.0077

15 Year Average		2009 to 2023
Quantity Standard		0.0079
Quality Standard		\$263
Service Standard		\$2

D.C. Amount (before deductions)		10 Year
Forecast Population		843
\$ per Capita		\$2
Eligible Amount		\$1,753



Schedule B-22  
Municipality of West Perth  
Provincial Offences Act, including By-law Enforcement – Vehicles and Equipment

Unit Measure: No. of vehicles end equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Patrol Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Patrol Mountain Bike	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$5,000
Mobile Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500
Mobile Computer Tablet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Uniform/Gear	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500
<b>Total</b>	<b>4</b>	<b>5</b>	<b>5</b>													

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0005	0.0005	0.0005	0.0004	0.0004	0.0004	0.0004	0.0004	0.0005	0.0005

15 Year Average	2009 to 2023
Quantity Standard	0.0004
Quality Standard	\$14,700
Service Standard	\$6

D.C. Amount (before deductions)	10 Year
Forecast Population	843
\$ per Capita	\$6
Eligible Amount	\$4,957



## Schedule B-23 Municipality of West Perth Waste Diversion – Facilities

Unit Measure: sq.ft. of building area

Description	% Attributable to Waste Diversion	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Transfer Station - Hazardous Waste Facility, Located at Mitchell Domestic Landfill Site	100%	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	114	\$162
<b>Total Eligible Portion of Facilities</b>		<b>600</b>																

Population	8,891	8,897	8,919	8,905	8,891	8,879	8,851	8,865	8,903	8,944	8,959	8,995	9,038	9,138	9,183
Per Capita Standard	0.0675	0.0674	0.0673						0.0674	0.0671	0.0670	0.0667	0.0664	0.0657	0.0653

15 Year Average		2009 to 2023
Quantity Standard		0.0668
Quality Standard		\$163
Service Standard		\$11

D.C. Amount (before deductions)		10 Year
Forecast Population		843
\$ per Capita		\$11
Eligible Amount		\$9,155



# Appendix C

## Long-Term Capital and Operating Cost Examination



## Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. background study. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Municipality's approved 2022 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs that 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. Lifecycle costs were estimated by dividing the growth-related costs by the average useful life. The useful life assumptions used for each asset class are provided in Table C-1.

Table C-1  
Average Useful Life by Asset Class

Asset	Lifecycle Cost Average Useful Life
Facilities	50
Services Related to a Highway	20 to 50
Water, Wastewater, and Stormwater Linear Services	75
Parkland Development	20
Vehicles	12 to 20
Small Equipment & Gear	10



Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while 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 C-2**  
**Operating and Capital Expenditure Impacts for Future Capital Expenditures**

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Stormwater Drainage and Control Services</b>				
1.1 Channels, drainage and ponds	814,127	7,571	6,592	14,163
<b>2. Wastewater Services</b>				
2.1 Treatment plants & Sewers	5,761,938	144,547	206,299	350,846
<b>3. Water Services</b>				
3.1 Treatment, storage and distribution systems	2,886,559	24,761	151,562	176,323
<b>4. Services Related to a Highway</b>				
4.1 Roads and Related	3,702,619	114,845	95,381	210,226
<b>5. Fire Protection Services</b>				
5.1 Fire facilities, vehicles & equipment	1,134,571	3,672	67,403	71,075
<b>6. Policing Services</b>				
6.1 Facilities, vehicles and equipment, small equipment and gear	2,300	230	151,856	152,086
<b>7. Parks and Recreation Services</b>				
7.1 Facilities, vehicles and equipment	571,449	37,460	136,234	173,694
<b>8. Library Services</b>				
8.1 Library facilities, materials and vehicles	297,600	34,689	30,281	64,970
<b>9. Provincial Offences Act including By-Law Enforcement</b>				
9.1 Facilities, vehicles and equipment	6,700	268	-	268
<b>10. Waste Diversion</b>				
10.1 Waste diversion facilities, vehicles, equipment and other	90,000	455	21,849	22,304
<b>Total</b>	<b>\$15,267,864</b>	<b>\$368,498</b>	<b>\$867,457</b>	<b>\$1,235,955</b>



# Appendix D

## D.C. Reserve Fund Policy



# Appendix D: D.C. Reserve Fund Policy

## D.1 Legislative Requirements

The *Development Charges Act, 1997*, as amended (D.C.A.) requires development charge (D.C.) collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the D.C.A. provide the following regarding reserve fund establishment and use:

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- The municipality shall pay each D.C. it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the "capital costs" determined through the legislated calculation process (as per subsection 5 (1) 2 to 8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing.

Subsection 43 (2) and O. Reg. 82/98 prescribe the information that must be included in the Treasurer's statement, as follows:

- opening balance;
- closing balance;



- description of each service and/or service category for which the reserve fund was established (including a list of services within a service category);
- transactions for the year (e.g., collections, draws) including each asset's capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e., non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by D.C.s, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project;
- amounts borrowed, purpose of the borrowing, and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at the beginning of the year, given in the year, and outstanding at the end of the year by the holder);
- for credits granted under section 14 of the previous D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies, and the source of funding used to finance the credit; and
- a statement as to compliance with subsection 59 (1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Recent changes arising from Bill 109 (*More Homes for Everyone Act, 2022*) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement.

- For each service for which a development charge is collected during the year
  - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law; and
  - if the answer to the above is no, the amount the municipality now expects to incur and a statement as to why this amount is expected.



- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Additionally, as per subsection 35 (3) of the D.C.A.:

35 (3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.

The services currently prescribed are water, wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two ways in which a municipality may approach this requirement.

1. Include a schedule as part of the annual Treasurer's statement; or
2. Incorporate the information into the annual budgeting process.

Based upon the above, Figure D-1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Figure D-4 provides the schedule for allocating reserve fund balances to projects.

Based upon the above, Tables D-1 to D-4, set out the format for which annual reporting to Council should be provided. Table D-5 provides the schedule for allocating prescribed reserve fund balances to projects.

## **D.2 D.C. Reserve Fund Application**

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

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

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service, or to be used as a source of interim financing of capital undertakings for which a D.C. may be spent.



Table D-1  
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates										Total
	Services Related to a Highway	Water Services	Wastewater Services	Stormwater Drainage and Control Services	Policing Services	Fire Protection Services	Parks and Recreation Services	Library Services	Provincial Offences Act including By-Law Enforcement	Waste Diversion	
<b>Opening Balance, January 1, _____</b>											<b>0</b>
<u>Plus:</u>											
Development Charge Collections											0
Accrued Interest											0
Repayment of Monies Borrowed from Fund and Associated Interest <sup>1</sup>											0
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Less:</u>											
Amount Transferred to Capital (or Other) Funds <sup>2</sup>											0
Amounts Refunded											0
Amounts Loaned to Other D.C. Service Category for Interim Financing											0
Credits <sup>3</sup>											0
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Closing Balance, December 31, _____</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<sup>1</sup> Source of funds used to repay the D.C. reserve fund

<sup>2</sup> See Attachment 1 for details

<sup>3</sup> See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.



Table D-2  
Annual Treasurer's Statement of Development Charge Reserve Funds  
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/Capacity Interim Financing	Grants, Subsidies Other Contributions					
<b>Services Related to a Highway</b>											
Capital Cost Project 1											
Capital Cost Project 2											
Capital Cost Project 3											
<b>Sub-Total - Services Related to Highways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Water Services</b>											
Capital Cost Project 1											
Capital Cost Project 2											
Capital Cost Project 3											
<b>Sub-Total - Water</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Wastewater Services</b>											
Capital Cost Project 1											
Capital Cost Project 2											
Capital Cost Project 3											
<b>Sub-Total - Wastewater</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Table D-3  
Annual Treasurer's Statement of Development Charge Reserve Funds  
Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<u>Services Related to a Highway</u>									
Capital Cost Project 1									
Capital Cost Project 2									
Capital Cost Project 3									
<b>Sub-Total - Services Related to a Highway</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<u>Water Services</u>									
Capital Cost Project 1									
Capital Cost Project 2									
Capital Cost Project 3									
<b>Sub-Total - Water</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<u>Wastewater Services</u>									
Capital Cost Project 1									
Capital Cost Project 2									
Capital Cost Project 3									
<b>Sub-Total - Wastewater</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	



Table D-4  
Annual Treasurer's Statement of Development Charge Reserve Funds  
Statement of Credit Holder Transactions

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



Table D-5  
Annual Treasurer's Statement of Development Charge Reserve Funds  
Statement of Reserve Fund Balance Allocations

Service:	Water
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

**Projects to Which Funds Will be Allocated**

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Project Number 1				
Project Number 2				
Project Number 3				
Project Number 4				
<b>Total</b>		\$0	\$0	\$0

Service:	Wastewater
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

**Projects to Which Funds Will be Allocated**

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Project Number 1				
Project Number 2				
Project Number 3				
Project Number 4				
<b>Total</b>		\$0	\$0	\$0

Service:	Services Related to a Highway
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

**Projects to Which Funds Will be Allocated**

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Project Number 1				
Project Number 2				
Project Number 3				
Project Number 4				
<b>Total</b>		\$0	\$0	\$0



**Table D-6**  
**Annual Treasurer’s Statement of Development Charge Reserve Funds**  
**Description of the Service (or Class of Service) for which each Development Charge Reserve Fund was Established**

Service/Class of Service	Description
Services Related to a Highway	The fund is used for growth-related projects for roads, bridges, culvers, streetlights, traffic signals, sidewalks, and other related road infrastructure, along with public works facilities, vehicles and equipment
Fire Protection Services	The fund is used for growth-related projects supporting fire protection services, including facilities, vehicles, equipment, and gear
Policing Services	The fund is used for growth-related projects supporting policing services, including facilities and gear
Parks and Recreation Services	The fund is used for growth-related projects related to parkland development, parkland amenities, parkland trails, recreation facilities, and parks & recreation vehicles and equipment
Library Services	The fund is used for growth-related projects including library facilities, furniture, shelving, collection materials, vehicles, and other related library infrastructure
Provincial Offences Act including By-Law Enforcement	The fund is used for growth-related projects including facilities, vehicles, and equipment
Waste Diversion	The fund is used for growth-related projects for, facilities, vehicles, equipment, and other waste diversion infrastructure
Stormwater Drainage and Control Services	The fund is used for growth-related projects for stormwater storm drainage
Wastewater Services	The fund is used for growth-related projects for wastewater treatment, storage, pumping, collection, and other wastewater related infrastructure
Water Services	The fund is used for growth-related projects for water treatment, supply, storage, pumping, distribution, and other water related infrastructure
Growth Studies	The fund is used for growth-related to growth-related studies



# Appendix E

## Local Service Policy



## Appendix E: Local Service Policy

The following sets out the Municipality's General Policy Guidelines on local service funding for Water, Wastewater, Services Related to a Highway, Stormwater Management, and Parkland Development. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is considered as a local service, to be emplaced by landowners, pursuant to a development agreement.

For the purposes of these guidelines, engineered infrastructure may include, but not limited to, such items as: roads, boulevards, medians, trees, landscaping, railings, safety barricades, driveway aprons, intersections, intersection control measures (e.g. traffic signals, roundabouts, etc.), streetlights, noise abatement measures, active transportation measures, associated land acquisition, retaining walls, sidewalks, walkways (includes constructed or naturalized), cycling facilities (includes bike routes, bike lanes and bike paths), trails (includes multi-use), underground services (e.g. sanitary, water, storm and cellar drains and individual service laterals), pumping stations, stormwater management facilities and networks, culverts, water crossing structures, guiderail, etc.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the D.C.A. on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

If any engineered infrastructure that is a requirement of a development agreement and does not add any additional capacity over and above the capacity requirement for a specific development as defined by the municipal servicing standards, then the engineered infrastructure is a direct developer responsibility and as a Local Service.

### **1. Water Services - Watermains, Pumping Stations, Storage, and Treatment**

- a. Watermains internal to a plan of subdivision, including all costs related to the required depth of the watermain (including restoration) – direct developer responsibility under s.59 of the D.C.A. as a local service.



- b. Watermains external to a plan of subdivision but within the area to which the plan relates, including all costs related to the required depth of the watermain (including restoration) – direct developer responsibility under s.59 of the D.C.A. as a local service, except in certain circumstances where agreements have been entered into previous to this D.C. study.
- c. Connections to trunk mains and pumping stations, whether internal to a plan of subdivision, or within the area to which a plan relates, and required to service specific development areas - direct developer responsibility under s.59 of the D.C.A. as a local service.
- d. Watermains external to a plan of subdivision and not within the area to which the plan related, include in the D.C. calculation.
- e. b. Local pumping stations, whether internal to a plan of subdivision, or within the area to which a plan relates, and required to service specific development areas - direct developer responsibility under s.59 of the D.C.A. as a local service.
- f. If a local pumping station is internal to a plan of subdivision, or within the area to which a plan relates, and serves multiple developments the costs are to be shared between developers, as a private cost sharing agreement
- g. Water Treatment and Storage, include in the D.C. calculation.

## **2. Wastewater Services - Sanitary Sewers, Pumping Stations, Storage, and Treatment**

- a. Sanitary sewers internal to a plan of subdivision, including all costs related to the required depth of the sanitary sewer (including restoration) - direct responsibility under s.59 of the D.C.A. as a local service.
- b. Sanitary sewers external to a plan of subdivision but within the area to which the plan relates, including all costs related to the required depth of the sanitary sewer (including restoration) - direct developer responsibility under s.59 of the D.C.A. as a local service, except in certain circumstances where agreements have been entered into previous to this D.C. study.
- c. Sanitary sewer external to a plan of subdivision and not within the area to which the plan related, include in the D.C. calculation.
- d. Connections to sanitary sewers and pumping stations, whether internal to a plan of subdivision, or within the area to which a plan relates, and required to



- service specific development areas - direct developer responsibility under s.59 of the D.C.A. as a local service
- e. Local pumping stations, whether internal to a plan of subdivision, or within the area to which a plan relates, and required to service specific development areas - direct developer responsibility under s.59 of the D.C.A. as a local service.
  - f. If a local pumping station is internal to a plan of subdivision, or within the area to which a plan relates, and serves multiple developments the costs are to be shared between developers, as a private cost sharing agreement.
  - g. Wastewater Treatment and Storage, include in the D.C. calculation.

### **3. Stormwater Management**

#### **A. Storm Sewers**

- a. Storm sewers internal to a plan of subdivision and external to a plan of subdivision but within the area to which the plan relates, including all costs related to the required depth of the storm sewer (including restoration) sized to accommodate existing drainage conditions from external lands - direct developer responsibility under s.59 of the D.C.A. as a local service.
- b. Storm sewers external to a plan of subdivision and not within the area to which the plan related, include in the D.C. calculation.

#### **B. Stormwater Management**

- a. Stormwater facilities for quality and/or quantity management, (including downstream erosion works, land and all associated infrastructure, such as landscaping and perimeter fencing, restoration requirements), internal to a plan of subdivision, or within the area to which the plan relates, sized to accommodate existing drainage conditions from external lands and post drainage conditions from the site - direct developer responsibility under s.59 of D.C.A. as a local service.
- b. If a stormwater facility is internal to a plan of subdivision, or within the area to which a plan relates, and serves multiple developments, sized to accommodate post drainage conditions from the catchment area, costs are to be shared between developers, as a private cost sharing agreement.



#### **4. Services Related to a Highway**

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles, and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed. A complete street is the concept whereby a highway is planned, designed, operated, and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); roadway lighting systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

##### **A. Local and Collector Roads (including land)**

- a. Collector Internal to Development and external but within the area to which the plan relates, inclusive of all land and associated infrastructure – direct developer responsibility under s.59 of the D.C.A. as a local service.
- b. Collector Roads External to Development and within the area to which the plan relates, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under s.59 of the D.C.A.;
- c. Collector Roads External to Development and not within the area to which the plan relates, inclusive of all land and associated infrastructure – included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- d. All local roads are considered to be the developer's responsibility, under s.59 of the D.C.A.



## **B. Rural and Boundary Roads**

- a. New, widened, extended, or upgraded rural roads and the Municipality's share of Boundary roads, inclusive of all associated infrastructure: Included as part of road costing funded through D.C.A., s.5(1).

## **C. Traffic Control Systems, Signals, and Intersection Improvements**

- a. On collector, rural and/or boundary road improvements unrelated to a specific development: included as part of road costing funded through D.C.s.
- b. On collector, rural, or boundary road improvements related to a specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- c. On local roads, or for any private site entrances or entrances to specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).

## **D. Streetlights**

- a. Streetlights on new collector, rural, or boundary roads and not within the area to which a development plan relates: considered part of the complete street and included as part of the road costing funded through D.C.s.
- b. Streetlights on local roads internal to development or within the area to which the development plan relates: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

## **E. Transportation Related Pedestrian and Cycling Facilities**

- a. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within collector roads, rural roads, or boundary roads, and not within the area to which a development plan relates: considered part of the complete street and included in D.C.s.
- b. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to local or collector road corridors internal to development: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).



- c. Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within collector roads, rural roads, or boundary roads, external to development and within the area to which a development plan relates, and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s.59 of D.C.A. (as a local service).

#### **F. Noise Abatement Measures**

- a. Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- b. Noise abatement measures on collector, rural, or boundary roads abutting an existing community and unrelated to a specific development: included as part of road costing funded through D.C.s.

### **5. Parkland Development**

#### **A. Recreation Trails**

- a. Recreational trails (Multi-use trails) that do not form part of the Municipality's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), are included in parks and recreation D.C.s.
- b. Recreational trails (Multi-use trails), and their associated infrastructure (landscaping, bridges, trail surface, etc.) that do not form part of the Municipality's active transportation network, located internal or external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s.59 of D.C.A. (as a local service).

#### **B. Parkland**

- a. Parkland Development for Municipal Parks: direct developer responsibility to provide at base condition (grubbed, cleared, graded, sodded, and where required in the urban service area of Mitchell, servicing stubs).
- b. Land development in addition to work performed prior to dedication, program facilities, amenities, and furniture, within parkland: included in D.C.s.



**C. Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Roads, Open Space, etc.**

The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent roads, open space and other remnant pieces of land conveyed to the Municipality shall be a direct developer responsibility as a local service. Such costs include but are not limited to:

- a. pre-grading, sodding, or seeding, supply and installation of amended topsoil, (to the Municipality's required depth), landscape features, perimeter fencing and amenities and all planting.
- b. Perimeter fencing to the Municipality standard located on the public property side of the property line adjacent land uses (such as but limited to collector roads) as directed by the Municipality.

**D. Natural Heritage Systems (N.H.S.)**

N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as sub watersheds within the boundaries of the Municipality. Direct developer responsibility under s.59 of D.C.A. (as a local service).



# Appendix F

## Asset Management Plan



## Appendix F: Asset Management Plan

The recent changes to the *Development Charges Act, 1997*, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

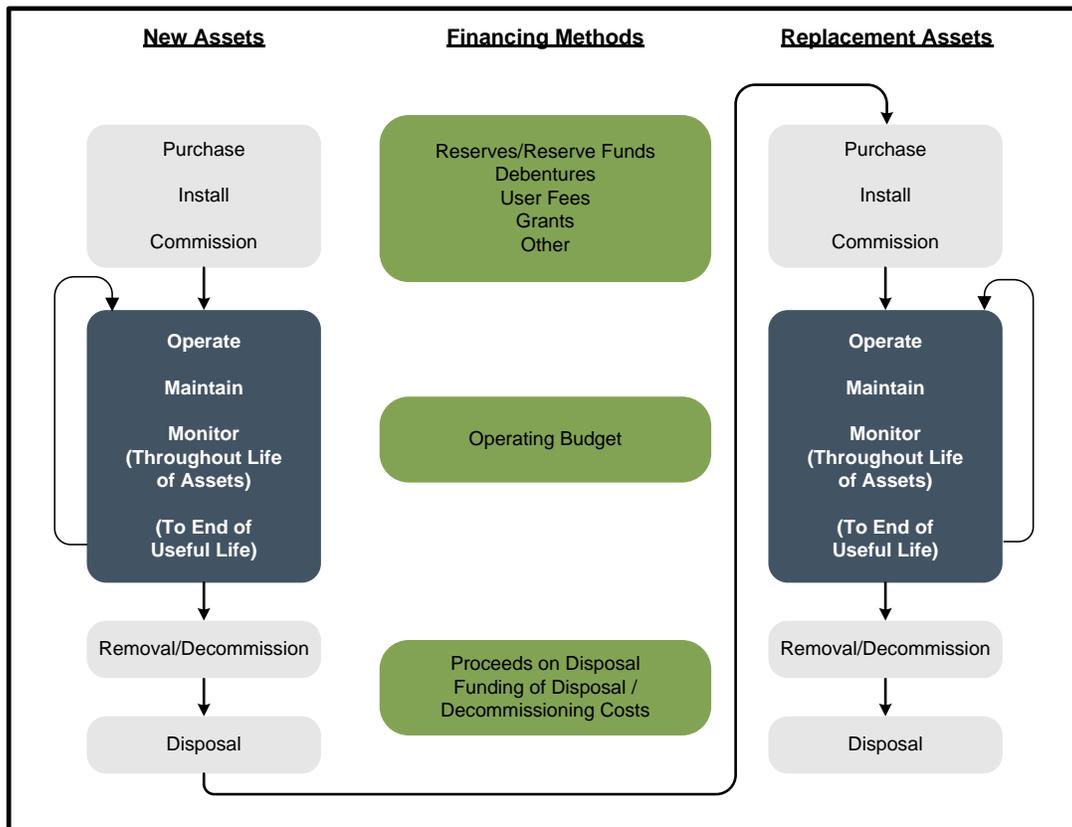
“The asset management plan shall,

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

In regard to the above, section 8 of the regulations was amended to include subsections (2), (3), and (4) which set out specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time, thus requiring the municipality to define the approach to include in the background study.

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

It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an A.M.P., as follows:

- **State of local infrastructure:** asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.
- **Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).
- **Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.
- **Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.



Commensurate with the above, the Municipality prepared an A.M.P. in 2023 for its existing core infrastructure assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2024\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C. eligible capital costs are not included in the Municipality's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a straight-line basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$2.02 million.
5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are \$2.01 million. This additional revenue would increase the existing revenues from \$20.42 million to \$22.43 million.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table F-1  
Municipality of West Perth  
Asset Management – Future Expenditures and Associated Revenues  
2024\$

<b>Expenditures &amp; Revenues</b>	<b>2043 (Total)</b>
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	\$522,614
Annual Debt Payment on Post Period Capital <sup>2</sup>	\$25,231
Annual Lifecycle	\$608,150
Incremental Operating Costs (for D.C. Services)	\$867,457
<b>Total Expenditures</b>	<b>\$2,023,452</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$20,418,538
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$2,008,876
<b>Total Revenues</b>	<b>\$22,427,414</b>

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

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR



# Appendix G

## Proposed D.C. By-law



**THE CORPORATION OF THE MUNICIPALITY OF WEST PERTH**  
**BY-LAW NO. 2024-xx**  
**BEING A BY-LAW OF THE CORPORATION OF THE MUNICIPALITY OF WEST**  
**PERTH**  
**WITH RESPECT TO DEVELOPMENT CHARGES**

**WHEREAS** Section 2(1) of the *Development Charges Act*, 1997, S.O. 1997, c. 27 (hereinafter called the Act) enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of the land would increase the need for municipal services as designated in the by-law and the development requires one or more of the actions set out in Subsection 2(2) of the Act;

**AND WHEREAS** a Development Charges Background Study for the Corporation of the Municipality of West Perth, dated May 23, 2024 (the "Study") as required by section 10 of the Act was presented to Council along with a draft of this By-law as then proposed on July 16, 2024, and was completed within a one-year period prior to the enactment of this By-law;

**AND WHEREAS** notice of a public meeting was given pursuant to subsection 12(1) of the Act, and in accordance with the regulations under the Act, on or before June 10, 2024, and copies of the Study and this proposed development charge by-law were made available to the public not later than May 23, 2024, in accordance with subsection 12(1) of the Act;

**AND WHEREAS** a public meeting was held on July 2, 2024, in accordance with the Act to hear comments and representations from all persons who applied to be heard (the "Public Meeting");

**AND WHEREAS** any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to this proposed By-law;

**AND WHEREAS** the Council, in adopting the Municipality of West Perth` Development Charges Background Study on May 23, 2024, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.



**NOW THEREFORE** the Council enacts as follows:

## **DEFINITIONS**

1. In this By-law:
  - 1) “Act” means the *Development Charges Act, 1997, S.O. 1997, c. 27*;
  - 2) “Accessory Use” means where used to describe a use, building or structure, that the use, building, or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;
  - 3) "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
  - 4) “Agricultural Use” means a bona fide farming operation, including barns, silos, and other ancillary buildings to such agricultural development for the purposes of the growing of field crops, flower gardening, truck gardening, berry crops, tree crops, nurseries, aviaries, apiaries, maple syrup production, mushroom cultivation or farms for the grazing, breeding, raising, boarding of livestock or any other similar uses carried on in the field of general agriculture and aquaculture. Agricultural use does not include the development of a single detached dwelling on agricultural land, nor does it include a building for the growing or processing of cannabis.
  - 5) "Ancillary Residential Use" means a residential dwelling that would be ancillary to a single detached dwelling, semi-detached dwelling, or row dwelling;
  - 6) "Apartment Unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor, and includes Stacked Townhouses;
  - 7) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;



- 8) “Back-to-Back Townhouse Dwelling” means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, which do not have rear yards;
- 9) “Bedroom” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- 10) “Benefiting Area” means an area defined by a map, plan, or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- 11) “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;
- 12) “Bona Fide Farm Uses” means the proposed development 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;
- 13) “Capital Costs” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement,
  - (a) to acquire land or an interest in land,
  - (b) to improve land,
  - (c) to acquire, construct or improve buildings and structures,
  - (d) to acquire, construct or improve facilities including:
    - (i) rolling stock, furniture, and equipment with an estimated useful life of seven years or more,
    - (ii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1984*, S.O. 1984, c. 57,
    - (iii) furniture and equipment, other than computer equipment,



- 14) “Cannabis Plant” means a plant that belongs to the genus “Cannabis.”
- 15) “Cannabis Production Facilities” means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of Cannabis where a license, permit, or authorization has been issued under applicable federal law but does not include a building or part thereof solely designed, used, or intended to be used for retail sales of Cannabis;
- 16) “Charitable Dwelling” means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children’s residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- 17) “Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;
- 18) “Commercial Use” means the use of land, structure or building for the purpose of buying and selling of commodities and supplying of services as distinguished from manufacturing or assembling of goods, also as



distinguished from other purposes such as warehousing and/or an open storage yard;

- 19) “Council” means the Council of the Municipality of West Perth;
- 20) “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 has the effect of increasing the size or usability thereof, and includes redevelopment;
- 21) “Development Charge” means a charge imposed with respect to growth-related net capital costs against land in the municipality under this by-law;
- 22) “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;
- 23) “Existing Industrial Building” means a building used for or in connection with:
  - (a) manufacturing, producing, processing, storing, or distributing something;
  - (b) research or development in connection with manufacturing, producing, or processing something;
  - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
  - (d) office or administrative purposes if they are:
    - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
    - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;



- 24) “Farm Building” means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use and an on-farm diversified use;
- 25) “Front-end Payment” means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this by-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed;
- 26) “Front-ending Agreement” means an agreement made under Section 44 of the Act between the municipality and any or all owners within a benefitting area providing for front-end payments by an owner or owners or for the installation of services by an owner or owners or for the installation of services by an owner or owners or any combination thereof;
- 27) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;
- 28) “Gross Floor Area” means 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 another dwelling unit or other portion of a building;
- (a) In the case of a commercial, industrial and/or institutional building or structure, or in the case of a mixed-use building or structure in respect of the commercial, industrial and/or institutional 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 commercial, industrial and/or institutional use and a residential use.
- 29) “Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency,



or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

- 30) "Hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- 31) "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, or any land, buildings or structures used for an agricultural use;
- 32) "Institutional" means development of a building or structure intended for use:
- (1) as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Homes Act, 2021*;
  - (2) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
  - (3) by any institution of the following post-secondary institutions for the objects of the institution:
    - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
    - (ii) a college or university federated or affiliated with a university described in subclause (i); or
    - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;



- 33) "Live-work Unit" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;
- 34) "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 municipality or any part or parts thereof;
- 35) "Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- 36) "Mixed Use" means land, buildings or structures used, or designed or intended for use, for a combination of residential and non-residential uses;
- 37) "Multiple Dwellings" means all dwellings other than single-detached, semi-detached, apartment, and special care/special dwelling units;
- 38) "Municipality" (or the "Municipality") means The Corporation of the Municipality of West Perth;
- 39) "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
- (i) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
  - (ii) a corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or



- (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
- 40) "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;
- 41) "On-Farm Diversified Use" means a use occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a dwelling, and may include, but are not limited to, uses that produce value added agricultural products or provide a service that is supportive of regional agribusiness;
- 42) "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;
- 43) "Place of Worship" means land that is owned by and used for the purposes of worship within a place of worship, a churchyard, cemetery, or burial ground exempt from taxation under section 3 of the *Assessment Act*, R.S.O., 1990, c. A.31, as amended, and includes related administrative, assembly, and associated space, but does not include portions of such buildings or structures used for any commercial use, including but not limited to daycare facilities, private schools, or banquet facilities;
- 44) "Planning Act" means the *Planning Act*, 1990, as amended;
- 45) "Rate" means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;
- 46) "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;
- 47) "Regulation" means any regulation made pursuant to the Act;



- 48) "Rental Housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.
- 49) "Residential Use" means land or buildings, or structure of any kind whatsoever used, designed, or intended to be used as living accommodations for one or more individuals;
- 50) "Retirement Home or Lodge" means a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;
- 51) "Rowhouse 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;
- 52) "School Board" has the same meaning as that specified in the *Education Act*, R.S.O. 1990, c. E.2, as amended or any successor thereto;
- 53) "Semi-Detached Dwelling," "Duplex" or "Row Housing" means a dwelling unit in a residential building consisting of two (or more in the case of row housing) dwelling units having one vertical wall or one horizontal wall, but no other parts, attached to another dwelling unit where the residential units are not connected by an interior corridor;
- 54) "Services" (or "service") means those services designated in Schedule "A" to this by-law or specified in an agreement made under Section 44 of the Act;
- 55) "Services in Lieu" means those services specified in an agreement made under Section 9 of this by-law;
- 56) "service standards" means the prescribed level of services on which the schedule of charges in Schedule "B" are based;



- 57) "Servicing Agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
- 58) "Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure.
- 59) "Special Care/Special Need Dwelling" means a Building, or part of a Building:
- (i) containing two or more Dwelling Units which units have a common entrance from street level;
  - (ii) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
  - (iii) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
  - (iv) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
  - (v) the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.
- and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;
- 60) "Stacked Townhouse Dwelling" means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;
- 61) "Townhouse Dwelling" means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each



dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse.

2. For the purposes of this by-law each of the following permanent and seasonal units shall be deemed to be a separate dwelling unit:
  - (i) Each single detached dwelling;
  - (ii) Each dwelling unit within a duplex or semi-detached dwelling; and
  - (iii) Each suite, apartment or unit within a triplex, quadraplex, high density multiple unit residential development or similar development;

### **SCHEDULE OF DEVELOPMENT CHARGES**

3.
  - (1) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedules “B”, which relate to the services set out in Schedule “A”.
  - (2) The development charge with respect to the use of any land, buildings, or structures shall be calculated as follows:
    - (a) in the case of residential 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 residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to the services according to the type of residential use;
    - (b) in the case of non-residential 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, including the non-residential portion for a Live-Work unit, and calculated with respect to the services according to the total floor area of the non-residential use.



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

## APPLICABLE LANDS

4. (1) Subject to Subsections (2), (3), (4) and (5), this by-law applies to all lands in the Municipality of West Perth whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1980, c.31.
- (2) This by-law shall not apply to land that is owned by and use for the purposes of:
  - (a) a board of education;
  - (b) any municipality or local board thereof;
  - (c) bona fide agricultural use or farm building;
  - (d) portion of lands, buildings, or structures used for worship in a place of worship, as well as a churchyard, cemetery, or burial ground exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1980, c.31.
- (3) This by-law shall not apply to that category of exempt development described in the *Development Charges Act, 1997*, c.27 and O. Reg. 82/98, namely:
  - a) an enlargement to an existing dwelling unit;
  - b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;



- c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
- d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
- e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.



- (3.1) Notwithstanding subsection (3), development charges shall be imposed if the total floor area of the additional one or two dwelling units in the single detached dwelling exceeds the total floor area of the dwelling unit already in the building.
- (3.2) Notwithstanding subsection (3), development charges shall be imposed if the additional unit has a gross floor area greater than:
- (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
  - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.
- (4) (a) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.
- (b) If the gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect of the enlargement is zero.
- (c) If the gross floor area is enlarged by more than 50 percent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
- (i) Determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
  - (ii) Divide the amount determined under paragraph 1 by the amount of the enlargement.
- (d) The exemption to Development charges in (a) through (c) above shall only apply to the first instance of an industrial expansion.
- (5) Notwithstanding the provisions of this By-law, development charges shall not be imposed on:



- (a) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
  - (b) Non-profit Housing;
  - (c) Affordable inclusionary residential units;
  - (d) Affordable residential units; and
  - (e) Attainable residential units.
- (6) That where a conflict exists between the provisions of the new by-law and any other agreement between the Municipality and the owner, with respect to land to be charged under this policy, the provisions of such agreement prevail to the extent of the conflict.
- (7) This by-law is not applicable to development for which a complete application for building permit has been submitted prior to the in-force date of this by-law.
5. (1) Subject to Subsection (2), development charges shall apply to, and shall be calculated and collected in accordance with, the provisions of this by-law on land to be developed for residential and commercial, industrial and/or institutional use, where:
- (a) the development of that land will increase the need for services, and
  - (b) the development requires:
    - (i) the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act, 1990*;
    - (ii) the approval of a minor variance under Section 45 of the *Planning Act, 1990*;
    - (iii) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act, 1990*;



- (iv) the approval of a plan of subdivision under Section 51 of the *Planning Act, 1990*;
  - (v) a consent under Section 53 of the *Planning Act, 1990*;
  - (vi) the approval of a description under Section 51 of the *Condominium Act, R.S.O. 1980, c.84*; or
  - (vii) the issuing of a permit under the *Building Code Act, R.S.O. 1992* in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of:
- (a) local services installed at the expense of the owner within a plan of subdivision as a condition of approval under Section 52 of the *Planning Act, 1990*;
  - (b) local services installed at the expense of the owner as a condition of approval under Section 53 of the *Planning Act, 1990*.

## **EXEMPTION FOR INDUSTRIAL DEVELOPMENT**

6. Notwithstanding any other provision of this by-law:
- (a) 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, or the original gross floor area.
  - (b) 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:
    - (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
    - (ii) divide the amount determined under subsection (i) by the amount of the enlargement;



- (c) For the purpose of section 6 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.

## **EXISTING AGREEMENTS**

7. An agreement with respect to charges related to development registered prior to passage of the by-law remains in effect after enactment of this by-law.

## **MULTIPLE CHARGES**

8. (1) Where two or more of the actions described in Section 5 (1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding Subsection (1), if two or more of the actions described in Section 5 (1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule "A", an additional development charge on the additional residential units and/or commercial and/or industrial floor area, shall be calculated and collected in accordance with the provisions of this by-law.

## **SERVICE STANDARDS**

9. For the purposes of Section 9, the approved service standards for the municipality are those contained in the Development Charges Background Study dated May 23, 2024.

## **SERVICES IN LIEU**

9. (1) Council may authorize an owner to substitute the whole or such part of the development charge applicable to the owner's development as may be specified in an agreement by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu, in accordance with the agreement, Council shall give to the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu provided such credit shall not



exceed the total development charge payable by an owner to the municipality.

- (2) In any agreement under Subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- (3) The credit provided for in Subsection (2) shall not exceed the service standards referenced in Section 9 and used in the calculation of the charges in Schedules “B” and no credit shall be charged to any development charges reserve fund prescribed in this by-law.

## **FRONT-ENDING AGREEMENTS**

10. (1) Council may enter into a front-ending agreement with any or all owners within a benefitting area pursuant to Section 21 of the *Development Charges Act, 1997*, providing for the payment by the owner or owners of a front-end payment or for the installation of services by the owners or any combination of front-end payments and installation of services, which may be in addition to the required development charge.
- (2) Front-end payments made by benefitting owners under a front-ending agreement relating to the provision of services for which a development charge is payable shall be credited with an amount equal to the reasonable cost to the owner of providing the services, against the development charges otherwise payable under Schedule “B” of this by-law.
- (3) No credit given pursuant to Subsection 9(1) shall exceed the total development charge payable by the owner for the applicable service component or the standard of service outlined in Schedule “B” and referenced in Section 7.
- (4) The front-end payment required to be made by the benefitting owner under a front-ending agreement may be adjusted annually.



## **DEVELOPMENT CHARGE REDEVELOPMENT CREDITS**

11. (1) Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished or the non-residential total floor area being converted or demolished by the relevant development charge in effect on the date when the development charge is payable in accordance with this By-law. If the development includes the conversion from one use (the “first use”) to another use, the credit shall be based on the development charges calculated pursuant to this By-law at the current development charge rates, that would be payable as development charges in respect of the first use.
- (2) A credit in respect of any demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement, site plan agreement or a consent application has been entered into with the Municipality for the development within 5 years from the date the demolition permit was issued.
- (3) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.

## **DISCOUNTS FOR RENTAL HOUSING**

12. The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
  - (a) Three or more bedrooms - 25% reduction;
  - (b) Two bedrooms - 20% reduction; and
  - (c) All other bedroom quantities - 15% reduction.



## TIMING OF CALCULATION AND PAYMENT

13. (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsection (1) shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections (1) shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- (5) Interest for the purposes of rule (3) and (4) shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- (6) Notwithstanding Subsections (1), (2), and (3), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.



## **BY-LAW REGISTRATION**

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

## **RESERVE FUND(S)**

15. (1) Monies received from payment of development charges shall be maintained in a separate reserve fund or funds and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.
- (2) Council directs the Municipal Treasurer to divide the reserve fund(s) created hereunder into the separate sub-accounts in accordance with the service categories set out in Schedule “A” to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid development charges are collected as taxes under Subsection (3), the monies so collected shall be credited to the development charge reserve fund or funds referred to in Subsection (1).

## **BY-LAW AMENDMENT OR REPEAL**

16. (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under Subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- (3) Refunds that are required to be paid under Subsection (1) shall be paid with interest to be calculated as follows:



- (a) interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
  - (b) the refund shall include the interest owed under this Section;
  - (c) interest shall be paid at the Bank of Canada rate in effect on the later of:
    - (i) the date of enactment of this by-law, or
    - (ii) the date of the last quarterly adjustment, in accordance with the provisions of Subsection (4).
- (4) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be adjusted on the next following business day to the rate established by the Bank of Canada on that day and shall be adjusted quarter-yearly thereafter in January, April, July, and October to the rate established by the Bank of Canada on the day of adjustment.

## **DEVELOPMENT CHARGE SCHEDULE INDEXING**

17. The development charges referred to in Schedules “B” shall be adjusted annually, without amendment to this by-law, on January 1<sup>st</sup>, beginning in 2025 and thereafter in each year while this by-law is in force, in accordance with the Statistics Canada Quarterly, Construction Price Statistics as prescribed in the Act.

## **BY-LAW ADMINISTRATION**

18. The Municipal Treasurer shall administer this by-law.

## **SCHEDULES TO THE BY-LAW**

19. The following schedules to this by-law form an integral part of this by-law:

Schedule “A” – Summary of Development Charge Services

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



### **DATE BY-LAW EFFECTIVE**

20. This By-law shall continue in force and effect for a term not to exceed ten years from the date of its enactment unless it is repealed at an earlier date.

### **BY-LAW REPEAL**

21. By-law No. 2019-48 is hereby repealed on the effective date this By-law comes into force.

### **SHORT TITLE**

22. This by-law may be cited as the Development Charges By-law.

**THIS By-law read a first time the 22<sup>nd</sup> day of July, 2024.**

**THIS By-law read a second and third time and finally passed this 22<sup>nd</sup> day of July, 2024.**

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**Mayor**

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**Municipal Clerk**



## SCHEDULE "A"

### DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

#### **Municipal-Wide Services**

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services;
- Provincial Offences Act, including By-law Enforcement; and
- Waste Diversion.

#### **Urban-Wide Services**

- Water Services;
- Wastewater Services; and
- Stormwater Services.



**SCHEDULE “B”  
SCHEDULE OF DEVELOPMENT CHARGES**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	5,593	3,546	3,233	2,129	2,040	2.14
Fire Protection Services	1,310	830	757	499	478	0.50
Policing Services	5	3	3	2	2	0.00
Parks and Recreation Services	1,262	800	729	480	460	0.06
Library Services	823	522	476	313	300	0.04
Provincial Offences Act including By-Law Enforcement	14	9	8	5	5	0.01
Waste Diversion	19	12	11	7	7	0.01
<b>Total Municipal Wide Services</b>	<b>\$9,026</b>	<b>\$5,722</b>	<b>\$5,217</b>	<b>\$3,435</b>	<b>\$3,292</b>	<b>\$2.76</b>
<b>Urban Services</b>						
Stormwater Drainage and Control Services	856	543	495	326	312	0.33
Wastewater Services	6,912	4,382	3,995	2,631	2,521	2.64
Water Services	3,463	2,195	2,001	1,318	1,263	1.32
<b>Total Urban Services</b>	<b>\$11,231</b>	<b>\$7,120</b>	<b>\$6,491</b>	<b>\$4,275</b>	<b>\$4,096</b>	<b>\$4.29</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$9,026</b>	<b>\$5,722</b>	<b>\$5,217</b>	<b>\$3,435</b>	<b>\$3,292</b>	<b>\$2.76</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$20,258</b>	<b>\$12,842</b>	<b>\$11,708</b>	<b>\$7,710</b>	<b>\$7,388</b>	<b>\$7.05</b>