
City of Welland



2022 DEVELOPMENT CHARGES BACKGROUND STUDY & BY-LAW(S) FINAL REPORT



DFA Infrastructure International Inc.

August 2nd 2022



DFA Infrastructure International Inc.

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August 2, 2022

Grant Munday
Director, Planning and Development Services
Corporation of the City of Welland
60 East Main Street
Welland, Ontario L3B 3X4

Dear Mr. Munday,

**Re: City of Welland
2022 Development Charges (DC) Background Study & By-law (s)**

We are pleased to submit the 2022 DC Background Study and By-Law(s). This report and by-law(s) form the basis for the calculations of the charges in accordance with the requirements of the Development Charges Act 1997 (DCA) and O.Reg.82/98.

The DCA Section 10(4) requires that the background study be made available to the public at least sixty (60) days prior to approval of the new DC By-law. The Act also required that a public meeting be held. The draft documents were presented to Council and the public at a June 28th Council's Public Meeting. The study now considers comments received from the public consultation process and can now be presented for final approval.

Please do not hesitate to call if you have any questions.

Respectfully Submitted by,

DFA Infrastructure International Inc.

A handwritten signature in black ink, appearing to read 'Derek Ali', is written over a light blue horizontal line.

Derek Ali, MBA, P.Eng.
President

Executive Summary

ES-1 Purpose

This document is the DC Background Study and its main purpose is to:

- Document the Development Charge policies and calculations of the new rates that inform the preparation of the new DC By-law(s);
- Present the proposed new DC By-Law(s) to replace the existing by-law upon approval; and
- Meet the requirements of the DCA and O.Reg.82/98.

ES-2 Services Included

The services identified in Table ES1 were covered in this development charges background study and proposed new by-law based on the eligibility requirement of the Development Charges Act (DCA) and the existing By-law 2019-83. Also included is the Area Specific Development Charge for the Northwest Service Area.

Table ES-1: Eligible Services

Services Included in DC Calculations	
<ul style="list-style-type: none">• General Government-Administration<ul style="list-style-type: none">- Growth Related Studies• Park and Recreation<ul style="list-style-type: none">- Developed Parkland- Trails- Vehicles and Equipment- Facilities• Library<ul style="list-style-type: none">- Facilities- Materials• Transit<ul style="list-style-type: none">- Facilities- Vehicles• Fire<ul style="list-style-type: none">- Vehicles and Equipment- Facilities	<ul style="list-style-type: none">• Public Works<ul style="list-style-type: none">- PW Facilities- PW Vehicles and Equipment• Roads and Related<ul style="list-style-type: none">- Roads- Sidewalks and Streetlights- Bridges and Culverts• Wastewater<ul style="list-style-type: none">- Collection• Water<ul style="list-style-type: none">- Water Distribution• Stormwater• Northwest Service Area (Area Specific Charge)<ul style="list-style-type: none">- Water- Wastewater- Stormwater

ES-3 Population and Employment Growth

The residential, employment and dwelling unit growth for the period 2022 to 2041 are summarized in Table ES-2. These estimates were used to calculate the service level caps, allocating costs between residential and non-residential growth and calculating the rates. The residential growth is based on the City's records of current residential development activity. The non-residential growth is according to the projections in Niagara Region's Draft Official Plan (December 2021).

The residential population growth over the 10-year period is projected to be 25,094 to 2031 and 48,642 to 2041, and represents approximately 87% of total growth. The employment population growth to 2041 is estimated to be 7,173 representing 13% of the total growth. Non-residential employment growth converts to approximately 4,863,186 ft² of Gross Floor Area (GFA).

Table ES-2: Residential Population, Employment Population & Dwelling Unit Growth (2022-2041)

City Wide	10-Year Development Charges Study Period (2022-2031)	Beyond 10 Years (2032-2041)	Total to Build Out (2022-2041)	
Residential Population ¹	25,094	23,547	48,642	87%
Employment Population	3,587	3,587	7,173	13%
<i>Total Residential & Employment Growth</i>	<i>28,681</i>	<i>27,134</i>	<i>55,815</i>	<i>100%</i>
Dwelling Units	11,805	10,615	22,420	
Non-Residential Gross Floor Area (GFA) (s.f.)	2,431,593	2,431,593	4,863,186	

1. Includes Census undercount

Table ES-3 shows the growth projections for the Northwest Service Area for the period 2022 to 2041. These are used to calculate the area specific charges for water, wastewater and stormwater for growth projects related to this area. Approximately 1,848 new units and 51,177 ft² of non-residential GFA are projected to be developed between 2022 and 2041. Residential growth represents approximately 97% of new development and non-residential 3%.

Table ES-3: Northwest Service Area Growth

City Wide	10-Year Development Charges Study Period (2022-2031)	Beyond 10 Years (2032-2041)	Total to Build Out (2022-2041)	
Residential Population	2,148	2,216	4,364	97%
Employment Population	68	68	136	3%
<i>Total Residential & Employment Growth</i>	<i>2,216</i>	<i>2,284</i>	<i>4,500</i>	<i>100%</i>
Dwelling Units	924	924	1,848	
Non-Residential Gross Floor Area (GFA) (s.f.)	25,588	25,588	51,177	

ES-4 Recoverable Growth Related Capital Needs

The capital cost eligible for recovery through the development charges after deductions and adjustments and their respective allocations to the residential and non-residential sectors are summarized by service in Table ES-4.

Table ES-4: Allocation of Costs to Residential & Non-Residential

Service	Net Capital Needs to be Recovered	Residential Share	Non-Residential Share	Basis for Allocation
Municipal Wide Services				
General Government	\$ 1,121,739	\$ 981,892	\$ 139,847	% of Population and Employment Growth
Parks and Recreation	\$ 28,446,689	\$ 27,024,354	\$ 1,422,334	95% residential and 5% non-residential
Library	\$ 1,377,915	\$ 1,309,019	\$ 68,896	95% residential and 5% non-residential
Transit	\$ 1,083,370	\$ 948,306	\$ 135,064	% of Population and Employment Growth
Fire	\$ 13,257,915	\$ 11,605,051	\$ 1,652,865	% of Population and Employment Growth
Public Works	\$ 4,265,636	\$ 3,733,839	\$ 531,797	% of Population and Employment Growth
Roads and Related	\$ 18,220,686	\$ 15,949,112	\$ 2,271,574	% of Population and Employment Growth
Stormwater	\$ 5,664,351	\$ 4,934,537	\$ 729,813	% of Population and Employment Growth
Total Municipal Wide Services	\$ 73,438,301	\$ 66,486,111	\$ 6,952,190	
Water and Wastewater Services				
Water	\$ 6,318,825	\$ 5,504,687	\$ 814,138	% of Population and Employment Growth
Wastewater	\$ 45,251,911	\$ 39,421,507	\$ 5,830,404	% of Population and Employment Growth
Total Water and Wastewater Services	\$ 51,570,736	\$ 44,926,194	\$ 6,644,542	
Total	\$ 125,009,037	\$ 111,412,305	\$ 13,596,732	
Northwest Service Area (Area Specific)				
Northwest Service Area-Water	\$ 3,100,000	\$ 3,006,311	\$ 93,689	% of Population and Employment Growth
Northwest Service Area-Wastewater	\$ 1,950,000	\$ 1,891,067	\$ 58,933	% of Population and Employment Growth
Northwest Service Area-Stormwater	\$ 20,864,000	\$ 20,233,444	\$ 630,556	% of Population and Employment Growth
Total Northwest Service Area	\$ 25,914,000	\$ 25,130,821	\$ 783,179	

ES-4 Calculated Development Charges

The calculated residential development charges by type of dwelling unit and the non-residential development charges per square foot are presented in Table ES-5. The charges were based on:

- Occupancy rates (persons per unit - PPU) of 2.53, 2.26, 2.11 and 1.2 for single & semi-detached, multiples, apartments - 2 or more bedrooms, apartments - bachelor and 1 bedroom respectively. Per Dwelling Room is based on 42.5% of the single & semi-detached charge.
- All charges will be subject to annual indexing in accordance with O.Reg.82/98 Section 7.

Table ES-5: Calculated Development Charges

Service	Residential Charge By Dwelling Type				Per Dwelling Room	Non-Residential Charge (per square foot of GFA)
	Single Detached / Semi-Detached / Duplex	Row & Other Multiples	Apartment Units - One Bedroom of Less	Apartment Units - Two or More Bedrooms	Retirement Home/Special Need/Lodging Home	
General Government	\$ 98.07	\$ 87.60	\$ 46.50	\$ 81.88	\$ 41.68	\$ 0.06
Parks and Recreation	\$ 2,720.37	\$ 2,430.12	\$ 1,289.95	\$ 2,271.38	\$ 1,156.16	\$ 0.59
Library	\$ 130.53	\$ 116.60	\$ 61.89	\$ 108.98	\$ 55.48	\$ 0.03
Transit	\$ 96.21	\$ 85.94	\$ 45.62	\$ 80.33	\$ 40.89	\$ 0.06
Fire	\$ 1,163.59	\$ 1,039.44	\$ 551.75	\$ 971.54	\$ 494.53	\$ 0.68
Public Works	\$ 374.09	\$ 334.17	\$ 177.39	\$ 312.35	\$ 158.99	\$ 0.22
Roads and Related	\$ 1,584.29	\$ 1,415.25	\$ 751.24	\$ 1,322.81	\$ 673.32	\$ 0.92
Stormwater	\$ 262.42	\$ 234.42	\$ 124.43	\$ 219.10	\$ 111.53	\$ 0.15
Sub-total Municipal Wide Services	\$ 6,429.57	\$ 5,743.54	\$ 3,048.77	\$ 5,368.37	\$ 2,732.58	\$ 2.71
Water	\$ 290.84	\$ 259.81	\$ 137.91	\$ 242.84	\$ 123.61	\$ 0.17
Wastewater	\$ 2,112.02	\$ 1,886.68	\$ 1,001.48	\$ 1,763.44	\$ 897.61	\$ 1.23
Sub-total for Water and Wastewater	\$ 2,402.86	\$ 2,146.49	\$ 1,139.39	\$ 2,006.28	\$ 1,021.22	\$ 1.40
TOTAL CHARGE PER FULLY SERVICED UNIT	\$ 8,832.43	\$ 7,890.03	\$ 4,188.16	\$ 7,374.65	\$ 3,753.80	\$ 4.11
North West Service Area-Water	\$ 1,765.61	\$ 1,577.22	\$ 837.22	\$ 1,474.20	\$ 750.38	\$ 1.83
North West Service Area-Wastewater	\$ 1,110.62	\$ 992.12	\$ 526.64	\$ 927.32	\$ 472.01	\$ 1.15
North West Service Area-Stormwater	\$ 11,883.11	\$ 10,615.22	\$ 5,634.75	\$ 9,921.82	\$ 5,050.32	\$ 12.32
North West Service Area-Total	\$ 14,759.34	\$ 13,184.56	\$ 6,998.61	\$ 12,323.34	\$ 6,272.71	\$ 15.30

ES-5 Comparison with Existing 2022 Charges

The current 2022 and proposed residential and non-residential development charges are compared in Table ES-6. Table ES-6 shows a decrease in the proposed City-wide charges for all residential dwelling types and non-residential charge, whereas the proposed residential and non-residential charges for water and wastewater services will increase over the current 2022 charges. As the Northwest Service Area charges are new to the City a comparison is not provided.

Table ES-6: Proposed vs. 2022 Development Charges

Service	Residential Charge By Dwelling Type				Per Dwelling Room	Non-Residential Charge
	Single Detached / Semi-Detached /	Row & Other Multiples	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Retirement Home/Special Need/Lodging Home	(per square foot of Gross Floor Area)
CURRENT (2022) CHARGES						
Total Municipal Wide Services	\$ 7,339	\$ 6,614	\$ 3,634	\$ 6,242	\$ 3,120	\$ 2.80
Total Water and Wastewater Services	\$ 1,478	\$ 1,332	\$ 712	\$ 1,256	\$ 627	\$ 0.69
GRAND TOTAL MUNICIPAL WIDE CHARGE	\$ 8,817	\$ 7,946	\$ 4,346	\$ 7,498	\$ 3,747	\$ 3.49
PROPOSED CHARGES						
Total Municipal Wide Services	\$ 6,430	\$ 5,744	\$ 3,049	\$ 5,368	\$ 2,733	\$ 2.71
Total Water and Wastewater Services	\$ 2,403	\$ 2,146	\$ 1,139	\$ 2,006	\$ 1,021	\$ 1.40
GRAND TOTAL MUNICIPAL WIDE CHARGE	\$ 8,832	\$ 7,890	\$ 4,188	\$ 7,375	\$ 3,754	\$ 4.11
DIFFERENCE						
Total Municipal Wide Services	\$ (909)	\$ (870)	\$ (585)	\$ (874)	\$ (387)	\$ (0.09)
Total Water and Wastewater Services	\$ 925	\$ 814	\$ 427	\$ 750	\$ 394	\$ 0.71
GRAND TOTAL MUNICIPAL WIDE CHARGE	\$ 15	\$ (56)	\$ (158)	\$ (123)	\$ 7	\$ 0.62

ES-6 Recommendations

The following are the recommendations are presented for consideration by the City.

1. That following approval of the by-law(s), the required notices are issued to the public and stakeholders and a pamphlet is prepared, in accordance with O.Reg.82/98 Section 10 and O.Reg. 82/98 Section 14 respectively.
2. That the growth-related capital projects forecast identified in this Development Charges Background Study be approved by Council as a statement of its intention to meet the increased need for service due to growth, as required under O.Reg.82/98 Section 3.
3. That any excess capacity created as a result of undertaking the growth-related capital projects identified in this background study would be paid for by development charges and therefore deemed to be “committed” in accordance with the requirements of O.Reg.82/98 Section (5).

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1 Introduction

1.1 Background

The City of Welland (City) is a lower tier municipality within the Region of Niagara with a population of approximately 58,000 residents. It provides a wide range of services to its residents and businesses for which development charges are currently collected. These services include:

- General Government-Administration
- Parks and Recreation
- Library
- Transit
- Fire
- Public Works
- Roads and Related
- Wastewater
- Water
- Stormwater
- Northwest Service Area (Area Specific Charges)

The extent to which these services are delivered, and the costs depend not only on the existing residents and businesses but also on the anticipated growth. The recovery of the capital costs of development driven service expansions is governed by the Development Charges Act (1997) (DCA) and Ontario Regulation 82/98 (O.Reg. 82/98). The calculation and implementation of development charges (DCs) including the requirement for municipalities to prepare DC Background Studies and pass by-laws setting out the DCs to be collected from developers are prescribed by the DCA and O.Reg. 82/98.

The City's current DC By-Law No. 2019-83 will expire on July 31, 2024. It needs to be updated through the preparation of a new Background DC Study and By-law and become effective by August 1, 2024.

1.2 Purpose of this Document

This document is the DC Background Study and its main purpose is to:

- Document the Development Charge policies and calculations of the new rates that inform the preparation of the new DC By-law;
- Present the new DC By-Law; and
- Meet the requirements of the DCA and O.Reg.82/98.

2 Study Methodology

2.1 Steps in Calculating Development Charges

The methodology for this study very closely follows the methodology prescribed by the DCA particularly Section 5(1) and O.Reg. 82/98. The steps are outlined in Table 2-1, and apply to both the City-wide services as well as the Northwest Service Area Specific Charges.

Table 2-1: Study Methodology

DC Background Study Steps

Step 1: Review Development Charges Act, 1997 (DCA) Requirements (See Section 3)

- The DCA and O.Reg.82/98 were reviewed to confirm requirements and their application to the City’s situation

Step 2: Develop Policy Framework (See Section 4)

- The existing By-law No.2019-83 was reviewed to identify existing policies, rules and charges set by the City
- Input received from senior staff on relevant polices and services to be included in the DC calculations indicated no changes from the current by-law

Step 3: Identify Services Eligible for DCs (See Section 5)

The services identified for preliminary consideration for inclusion in the study are listed below. These meet the eligibility requirements of O.Reg.82/98 Section 2.1:

- | | |
|---|--|
| <ul style="list-style-type: none"> • General Government-Administration <ul style="list-style-type: none"> - Growth Related Studies • Park and Recreation <ul style="list-style-type: none"> - Developed Parkland - Trails - Vehicles and Equipment - Facilities • Library <ul style="list-style-type: none"> - Facilities - Materials • Transit <ul style="list-style-type: none"> - Facilities - Vehicles • Fire <ul style="list-style-type: none"> - Vehicles and Equipment - Facilities | <ul style="list-style-type: none"> • Public Works <ul style="list-style-type: none"> - PW Facilities - PW Vehicles and Equipment • Roads and Related <ul style="list-style-type: none"> - Roads - Sidewalks and Streetlights - Bridges and Culverts • Wastewater <ul style="list-style-type: none"> - Collection • Water <ul style="list-style-type: none"> - Water Distribution • Stormwater • Northwest Service Area (Area Specific Water Charge) <ul style="list-style-type: none"> - Water Distribution - Wastewater - Stormwater |
|---|--|

Step 4: Determine Population & Employment Growth (See Section 6)

- | | |
|---|---|
| <ul style="list-style-type: none"> • The growth-related data and information provided by the City were used as the basis for projections • Residential population growth was projected for the 10-year period 2022 – 2031 inclusive and the build out period 2032 – 2041 inclusive (most recent build out | <ul style="list-style-type: none"> • Employment population growth was determined for the 10-year period 2022 – 2031 inclusive and the build out period 2032 – 2041 inclusive • Employment population growth was |
|---|---|

DC Background Study Steps

period approved by Council). The projections considered the population in new units as to identify the “net” growth

- Household growth was determined for the 10-year period 2022 – 2031 inclusive and the build out period 2032 – 2041 inclusive
- The number of persons per household (PPU) was determined for each type of household using the 2021 Statistics Canada Census data

converted to non-residential gross floor area (GFA)

- The location of new growth was assumed to be across the City
- The growth in the Northwest Service Area was based on the Northwest Welland Secondary Plan Fiscal Impact Analysis

Step 5: Determine Historical Service Levels (See Section 7)

- The services for which historical service levels are required were identified. Historical service level calculations for water, wastewater, storm sewer and transit were not required
- The historical population served by each service was determined
- The quantity (floor area, number of equipment, etc.) and quality (cost per square foot, per unit, etc.) of services for each year over the historical 10 years were determined
- The average service level (cost per population) for the historical 10-year period 2012 – 2021 inclusive was determined

Step 6: Determine the Net Capital Costs to be Recovered from Development Charges (See Section 8)

Step 6.1: Identify Growth Related Capital Needs (Gross)

- Current available servicing studies were reviewed to identify growth related capital needs
- The forecast period used for projecting capital costs was 10 years (2022-2031) except for water, wastewater and storm sewer. These costs were projected over a longer term (2022 to 2041) in accordance with the DCA Section 5(1)4
- In cases where debt was incurred to pay for the projects the amount of principal and interest to be repaid within the study period for the respective service was included
- Input from staff was obtained on growth related capital projects
- The growth-related capital forecasts were developed for each service for the either period 2022-2031 or 2022-2041 showing the gross capital cost of each project

Step 6.2: Undertake Statutory & Other Deductions

- Any approved grants or third-party funding that are expected to be received to reduce the cost of each project were deducted from the gross cost
- The portion of each project that will benefit the existing population was determined and deducted from the net cost after grants and third-party funding were deducted

Step 6.3: Further Adjustments after Deductions

- The DCA Section 5(1) does not define uncommitted excess capacity but requires that it be deducted from the increased need for services to accommodate the
- The deduction of uncommitted excess capacity was deemed to have been done during the planning stages for services when

DC Background Study Steps

- new growth
- Any credits related to existing (if any) front-end agreements were identified and added to the capital projections in accordance with O.Reg. 82/98 Section 5
 - capacity was assessed to determine the need for capacity expansions hence the new projects
 - Any eligible debt or reserve deficits were identified and added to the to the capital forecasts
 - The remaining amounts were adjusted by any uncommitted reserve balances because these funds are available for use to offset the growth-related costs
- Step 6.4: Apply Service Level Caps
- The historical average service level (Cost per Population) was multiplied by the projected population growth for the forecast period to obtain the maximum amount (cap) that could be recovered through the DCs
 - The lower of the service level cap or the net capital cost for the forecast period was used as the amount to be recovered through DCs

Step 7: Calculate the Residential and Non-Residential Development Charges (See Section 9)

Step 7.1: Allocate the Net Capital Cost of each Service to Residential and Non-Residential

- The basis for allocating costs to the residential and non-residential sectors was identified (both for City-wide growth and growth within the Northwest Service Area). Residential growth allocation was based on residential population as a percentage of the total residential plus employment population growth over the applicable period. The allocation to non-residential growth was the remainder
- Parks and Recreation and Library services were deemed 95% benefit of the residential sector, and 5% non-residential sector

Step 7.2: Calculate the Residential and Non-Residential Unadjusted Rates

- The cost allocated to the residential sector for each service was divided by the residential population growth over the applicable period to arrive at a cost per residential population (cost per capita). The result was the unadjusted residential development charge per capita
- The cost allocated to the non-residential sector for each service was divided by the employment population growth over the applicable period to arrive at a cost per employment population

The cost per employment population was converted to cost per square foot of Gross Floor Area (GFA) based on conversions of 400 sf, 400 sf, 1000 sf and 0 sf per employee for major office, populations related employment, employment lands employment and rural respectively. The result was the

DC Background Study Steps

unadjusted non-residential rate per square metre

Step 7.3: Undertake Cash Flow Analyses

- A cash flow analysis was completed for each service using the projected opening reserve balance, anticipated expenditures, anticipated revenues based on the calculated development charges, interest earned on positive annual balances and interest accrued on negative annual balances over the 10-year period or 20-year period. Expenditures, revenues and rates were inflated over the period
- The residential and non-residential development charges (cost per population for residential and cost per square foot for non-residential) for each service were adjusted to obtain a net zero balance for each reserve at the end of the 10th or 20th year. These became the “adjusted” development charge rates

Step 7.4: Calculate Proposed Development Charges

- The adjusted rate per population was converted to a charge per unit for single-detached /semi-detached/duplex dwelling units, rows and other multiple dwelling units, apartments (1-bedroom) and apartments (2 or more bedrooms) using the appropriate persons per unit (PPU). Dwelling rooms were set at 42.5% of the Single Detached Dwelling charge
- The adjusted rate per square foot was deemed the proposed non-residential development charges rate for the by-law.

Step 8: Proposed Development Charges Comparison (See Section 10)

- The proposed development charges were compared with the existing charges

Step 9: Assess Long-term Capital & Operating and Asset Management Cost Impacts (See Section 11)

- The long-term increase to operating costs of each service resulting from growth related infrastructure was estimated. An operating cost per capita was calculated for each service from the City’s most recent Financial Information Return. These rates were applied to projected residential growth in estimating operating costs.
- The long-term increases to capital costs of each service as a result of implementing the growth-related infrastructure were estimated. This was based on the portion of capital costs funded from rate payers.
- The life expectancy for each asset to be funded by the development charges was calculated based on each asset’s estimated useful life.
- The future replacement cost of each asset was determined.
- The long-term annuities were calculated for funding of the replacement of the growth-related assets.

Step 10: Prepare Draft Background Study & Draft By-Law(s) (See Section 12)

- The Background Study (this document) was prepared in accordance with the requirements of the DCA Section
- The By-Law(s) were prepared in accordance with the DCA Section (6) and based on the

DC Background Study Steps

(10) and O.Reg.82/98 Section (8)

rules included in the existing by-law

Step 11: Undertake Stakeholder Consultation (See Section 13)

- The Draft Background Study and By-law were made available for public/ stakeholder review at least 60 days prior to approval of the by-law.
- Public notice for a meeting held on June 28 to obtain public/ stakeholder comments on the Draft Background Study and Draft By-law was issued at least 20 days in advance of the meeting (Date TBD)
- The Draft Background Study and Draft By-law was made available to the public/ stakeholders at least 2 weeks prior to the public meeting

Step 12: Approval & Implementation of Final Background Study and Final By-Law (See Section 14)

- Comments received from the public and stakeholders were considered and necessary changes made to the Draft Background Study and Draft By-law.
- Approval by Council will be sought in time for the new by-law to become effective by August 1, 2024
- The Final Background Study and Final By-law(s) will be prepared
- Notice of approval of DC By-law will be given within 20 days of final approval by Council.
- A pamphlet will be prepared (within 60 days of approval of the by-law) containing the items noted in O.Reg.82/98 Section 14(1) and make available to the public.

2.2 Data Sources

The primary sources of data used to prepare this Background Study are listed in Table 2-2. In addition, information was also developed from discussions with and input from the City’s staff, as required.

Table 2-2: Background Study Data Sources

Item	Data Source
Services to be Included	<ul style="list-style-type: none"> • By-Law No. 2019-83 • Council Direction • Input from staff
Historical Residential Population and Future Growth	<ul style="list-style-type: none"> • City of Welland 2019 Development Charge Study, • Growth Information provided by the City of Welland • Statistics Canada 2021 Census

Item	Data Source
Historical Employment Population and Future Growth	<ul style="list-style-type: none"> • City of Welland 2019 Development Charge Study, • Growth Information provided by the City of Welland
Household Projections	<ul style="list-style-type: none"> • Growth Information provided by the City of Welland • Statistics Canada 2021 Census for PPU • Input from staff
Historical Service Level Information	<ul style="list-style-type: none"> • Information supplied by the City • City of Welland 2019 Development Charge Study,
Growth Related Capital Costs	<ul style="list-style-type: none"> • City of Welland’s Capital Budget and Forecast • City of Welland’s 2019 Development Charges Study, • Staff Input
Operating Costs	<ul style="list-style-type: none"> • City’s 2017 FIR
Policies & Rules	<ul style="list-style-type: none"> • By-Law No. 2019-83 • Council Direction • Input from staff

3 Step1: Development Charges Act 1997 (DCA) Requirements

3.1 General Requirements

In Ontario the governing legislation for development charges is the Development Charges Act (1997), O.Reg. 82/98 and O.Reg.192/07. The latter regulation applies only to the Toronto-York Subway Station and is not relevant to this background study.

The DCA Section 2 (1) allows municipalities to establish by-laws to impose development charges “against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies”. In accordance with the DCA Section 2(2),

“A development charge may be imposed only for development that requires,

- (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. “*

The DCA and O.Reg. 82/98 are very prescriptive in the services and costs that can be included in the DC calculations and how the calculations are to be undertaken. They also prescribe the stakeholder consultation and other requirements for implementation of development charges.

In general, the DCA and O.Reg.82/98 identify the following:

- The information must be presented in the background study
- The services for which DCs may be recovered
- The need to calculate the 10-year historical service levels to determine the maximum cost (cap) that may be included in the DC calculations. This does not apply to engineered services such as water, wastewater, stormwater, and transit.
- The requirement to determine “excess capacity” within the current services and whether or not such excess capacity is committed or available to facilitate new growth
- The period for forecasting costs. This is typically 10 years for most services but longer for others such as water, wastewater and stormwater.
- The eligible and ineligible capital costs for inclusion in the DC calculations
- Required reductions to gross capital costs of DC related projects
- Creation and maintenance of dedicated reserve funds for each service
- Stakeholder consultation and notices and their timing
- The contents and effective period of the by-law (5 years)
- Protocol for appealing the proposed development charges
- Rules for collection of development charges including mandatory exemptions

Further details on the requirements of the DCA and O.Reg.82/98 are available by referencing these documents at www.ontario.ca/laws/statute/97d27 .

3.2 Prescribed Calculation Methodology

The methodology for calculating development charges is defined by the specific requirements of the DCA and O.Reg. 82/98 and is very consistent across Ontario.

The DCA Section 5(1) states that: *“The following is the method that must be used, in developing a development charge by-law, to determine the development charges that may be imposed:*

1. *The anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.*
2. *The increase in the need for service attributable to the anticipated development must be estimated for each service to which the development charge by-law would relate.*
3. *The estimate under paragraph 2 may include an increase in need only if the council of the City has indicated that it intends to ensure that such an increase in need will be met. The determination as to whether a council has indicated such an intention may be governed by the regulations.*
4. *The estimate under paragraph 2 must not include an increase that would result in the level of service exceeding the average level of that service provided in the City over the 10-year period immediately preceding the preparation of the background study required under section 10. How the level of service and average level of service is determined may be governed by the regulations. The estimate also must not include an increase in the need for service that relates to a time after the 10-year period immediately following the preparation of the background study unless the service is set out in subsection (5).*
5. *The increase in the need for service attributable to the anticipated development must be reduced by the part of that increase that can be met using the City’s excess capacity, other than excess capacity that the council of the City has indicated an intention would be paid for by new development. How excess capacity is determined and how to determine whether a council has indicated an intention that excess capacity would be paid for by new development may be governed by the regulations.*
6. *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 extent to which an increase in service would benefit existing development may be governed by the regulations.*
7. *The capital costs necessary to provide the increased services must be estimated. The capital costs must be reduced by the reductions set out in subsection (2). What is included as a capital cost is set out in subsection (3). How the capital costs are estimated may be governed by the regulations.*
8. *Rules must be developed to determine if a development charge is payable in any case and to determine the amount of the charge, subject to the limitations set out in subsection (6).*
9. *The rules may provide for full or partial exemptions for types of development and for the phasing in of development charges. The rules may also provide for the indexing of development charges based on the prescribed index”.*

4 Step 2: Policy Framework

4.1 Existing Development Charges By-Law No. 2019-83

The existing DC By-Law No. 2019-83 approved by the City's Council came into force on August 1, 2019 and is effective until expiry on July 31, 2024. Some of the main features of the existing by-law include:

Identifying the following services for which the DCs are currently collected:

- General Government-Administration
 - Parks and Recreation
 - Library
 - Transit
 - Fire
 - Public Works
 - Roads and Related
 - Wastewater
 - Water
 - Stormwater
 - St. Andrew's Terrace
(Area Specific Charges)
- Establishing rules for exemptions, industrial expansions, redevelopment of existing properties.
 - Establishing rules for reductions and exemptions regarding Smart Growth Development occurring in the City's Downtown and Health and Wellness Cluster, City of Welland's Niagara Gateway Economic Zone and Centre, Brownfield Areas as designated in a Community improvement Plan, and other Smart Growth exemptions, etc.
 - Collecting residential DCs on per "dwelling unit" basis times the number of dwelling units;
 - Setting residential DCs for the following types of dwelling units:
 - Single Detached/ Semi-Detached / Duplex Dwellings;
 - Rows & Other Multiples Dwellings;
 - Apartment Units - 2 or more Bedrooms;
 - Apartment Units - Bachelor and 1 Bedroom
 - Retirement Home/Special Need/Lodging Home
 - Collecting non-residential DCs on the basis of GFA based on a unit cost per square foot which is consistent with industry practise.

A copy of the existing DC By-law 2019-83 is available on the City's website:

[https://www.welland.ca/ByLaws/bylaw 2019-83-DC charges \(welland.ca\)](https://www.welland.ca/ByLaws/bylaw 2019-83-DC charges (welland.ca))

4.2 Policy Direction

The policies used in preparing the background study and by-law were guided by the existing DC By-law 2019-83 as described in Section 4.1 and input from staff. The outcome of discussions was to maintain the policies of the current by-law. These include discretionary exemptions for commercial development as noted in Section 4.1.

It is important to note that reductions in revenue due to exemptions result in increased needs in tax and rate budgets. A table outlining the policy items reviewed in the by-law is included in the final document in Appendix A. It should be noted that no policy items were raised in this review.

The existing special area charge for water currently applicable to St. Andrew's Terrace would no longer apply as the remaining future growth costs would be assumed by the development. However, a new special area charge for the Northwest Service Area would apply to cover the costs of new water, wastewater and stormwater infrastructure specifically required to service that area of the City.

5 Step 3: Services Eligible for Development Charges

The services identified for inclusion in the study are listed in Table 5-1. These met the eligibility criteria noted in O.Reg.82/98 Section 2.1. As noted in Table 5-1 a special area development charge is being calculated for the Northwest Service Area (for water, wastewater and stormwater services).

Table 5-1:Eligible Services

Services Included in DC Calculations	
<ul style="list-style-type: none"> • General Government-Administration <ul style="list-style-type: none"> - Growth Related Studies • Park and Recreation <ul style="list-style-type: none"> - Developed Parkland - Trails - Vehicles and Equipment - Facilities • Library <ul style="list-style-type: none"> - Facilities - Materials • Transit <ul style="list-style-type: none"> - Facilities - Vehicles • Fire <ul style="list-style-type: none"> - Vehicles and Equipment - Facilities 	<ul style="list-style-type: none"> • Public Works <ul style="list-style-type: none"> - PW Facilities - PW Vehicles and Equipment • Roads and Related <ul style="list-style-type: none"> - Roads - Sidewalks and Streetlights - Bridges and Culverts • Wastewater <ul style="list-style-type: none"> - Collection • Water <ul style="list-style-type: none"> - Water Distribution • Stormwater • Northwest Service Area (Area Specific Charges) <ul style="list-style-type: none"> - Water - Wastewater - Stormwater

6 Step 4: Population and Employment Growth

The DCA Section 5(1) requires that “*the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated*”. Therefore, estimated future growth in new households over the study period and the location of such growth is required for the calculations. The net historical growth over the last 10 years is also required to determine the historical service levels. The projected net residential and employment population growth are used to determine the service level caps. Population growth in new households and employment growth are used to allocate costs between residential and non-residential growth and calculate the development charges on a per capita and per square metre basis for residential and non-residential respectively.

Direction for accommodating population and employment growth and related development is provided by the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the Niagara Region Official Plan. The City of Welland and Niagara Region have been in discussions regarding the City's future growth as part of the Region's Official Plan update process. Because of the current high residential development occurring in the City the growth estimates to 2041 are based on the City's records of approved and ongoing development applications. The non-residential development is anticipated to be in line with the projections in Niagara Region's Draft Official Plan (December 2021). The following are the projected increases for the period 2022 to 2041.

- Residential Population Growth: 48,642
- Employment Population: 7,173
- Growth in Dwelling Units: 22,420

Appendix B provides the residential and employment projections for:

- The 10-year historical period 2012 to 2021;
- The 10-year study period 2022 to 2031; and
- The build out period 2032 to 2041

The annual growth is assumed to be linear between the milestone years. The growth in population, employment and dwelling units are based on growth information provided by the City and Statistics Canada 2021 census data.

6.1 Municipal Wide Growth

Table 6-1 summarizes the growth in residential population and dwelling units over the next 10 years (2022 - 2031) and to build out (2022 - 2041). The municipal wide growth in population for the 10-year period is 25,094 and 48,642 to 2041.

Table 6-1: Residential Population & Dwelling Unit Growth (2022-2041)

Total to Build Out (2022-2041)	10-Year Development Charges Study Period (2022-2031)	Beyond 10 Years (2032-2041)	Total to Build Out (2022-2041)
Population ¹	25,094	23,547	48,642
Dwelling Units ²	11,805	10,615	22,420

1. Population based on an occupancy rate of 2.32 PPU (Statistics Canada 2021 Census)

2. The number of new units are according to May 2022 City records of new development expected within next 10 years and between 2032 and 2041

The number of new dwelling units is projected to be 11,805 over 10 years and 22,420 to 2041. According to the housing mix identified by the City based on recent development applications, single-detached/semi-detached, rows and other multiples, and apartments each account for approximately 40%, 24% and 30% of the projected growth in new units by 2041 respectively as shown in Table 6-2. Accessory units account for approximately 6%.

Table 6-2: Housing Mix (2022-2041)

Dwelling Type	10-Year Development Charges Study Period (2022 - 2031)	Beyond 10 Years (2032-2041)	Total to Build Out (2022-2041)	% of Total ¹
Single/Semi-Detached	4,545	4,446	8,991	40.10%
Rows & Other Multiples (Townhouses)	2,282	2,996	5,278	23.54%
Apartments	3,978	2,855	6,833	30.48%
Accessory	999	318	1,318	5.88%
Total Increase in Dwelling Units	11,805	10,615	22,420	100%

1. Housing Mix Percentages based on 2019-2021 actual builds and target housing mix noted in Niagara Region's OP December 2021

The residential growth to be accommodated in these new units is projected to be 25,183 by 2031 and 48,502 to build out as shown in Table 6-3. It is noted that the population to be accommodated in new units are different from the total population growth due to changes in mortality and birth rates, migration from the City and the fact that some of the population growth can be accommodated in existing units.

Table 6-3: Population Growth in New Dwelling Units

Dwelling Type	Persons Per Unit (PPU) ¹	10-Year Development Charges Study Period (2022 - 2031)		Beyond 10 Years (2032-2041)		Total to Build Out (2022-2041)	
		No. of Units ²	Population Growth	No. of Units	Population Growth	No. of Units	Population Growth
Single/Semi-Detached	2.53	4,545	11,503	4,446	11,251	8,991	22,754
Rows & Other Multiples (Townhouses)	2.26	2,282	5,160	2,996	6,773	5,278	11,932
Apartments	1.63	3,978	6,467	2,855	4,641	6,833	11,108
Accessory	2.05	999	2,053	318	654	1,318	2,707
Population Increase in New Units		11,805	25,183	10,615	23,319	22,420	48,502
Increase In Population in Existing Units ²			(88)		228		140
Total Population Increase			25,094		23,547		48,642

1. 2021 Census Table 98-10-0041-01 Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivisions, 2016 Census - 100% Data

2. Implies a population decline in existing units due to mortality, emigration, etc. However, beyond 2032 the increase in population in existing units may be due to a net increase in immigration.

The employment growth projections over the same periods are shown in Table 6-4. The projected employment growth is 3,587 for the first 10 years and 7,173 to build out. These equate to an additional 2.4 million ft² of Gross Floor Area (GFA) in the first 10 years and 4.9 million ft² to build out. The floor area was calculated using the employment densities used in the City of Welland's 2019 Development Charges Background Study.

Table 6-4: Employment Growth

Employment Sector	10-Year Development Charges Study Period (2022-2031)	Beyond 10 Years (2032-2041)	Total to Build Out (2022-2041)	% of Total to Build Out (2022-2041)
Major Office	120	120	240	3%
Population Related	1,538	1,538	3,076	43%
Employment Land	1,768	1,768	3,537	49%
Rural	160	160	320	4%
Total Employment Population Increase	3,587	3,587	7,173	100%
²Gross Floor Area (sf)				
Major Office	48,045	48,045	96,089	2%
Population Related	615,238	615,238	1,230,477	25%
Employment Land	1,768,310	1,768,310	3,536,620	73%
Rural	-	-	-	0%
Total GFA Increase (sf)	2,431,593	2,431,593	4,863,186	100%

1. Niagara Region MCR Update July 27 2018 Table 17

2. GFA Per Employee is from 2019 DC Study

6.2 Northwest Service Area Growth

6.2.1 Residential Units

The Northwest Service Area noted in Section 5 identified area specific services for water, wastewater and stormwater. The period used for these area specific charges is the longer term from 2022 to 2041. The number of proposed residential units by type is shown in Table 6-5. There are approximately 1,848 units estimated to be built within the Northwest Service Area with 50% (924) anticipated by 2031

Table 6-5: Dwelling Units by Type

Dwelling Type	10-Year Development Charges Study Period (2022 - 2031)	Beyond 10 Years (2032-2041)	Total to Build Out (2022 - 2041)	% of Total ¹
Single-Detached & Semi-Detached	619	619	1,239	67.03%
Rows & Other Multiples (Townhouses)	229	229	458	24.78%
Apartments	76	76	151	8.19%
Total Increase in Dwelling Units	924	924	1,848	100%

1. Housing Mix Percentages based on Northwest Welland Secondary Plan Fiscal Impact Analysis, May 2020, Table1

Table 6-6 shows the residential population growth contained in the new units proposed within the Northwest Service Area. The population growth in the new units is estimated to be 4,364 by 2041.

Table 6-6: Residential Units Growth and Population in New Units (20 22-2041)

Northwest	10-Year Development Charges Study Period (2022-2031)	Beyond 10 Years (2032-2041)	Total to Build Out (2022-2041)
Population	2,148	2,216	4,364
Dwelling Units	924	924	1,848

Source Data: Northwest Welland Secondary Plan Fiscal Impact Analysis, May 2020, Table1. Assumes 10-year build out starting 2027. Population based on 2.32 PPU (2021 Census)

6.2.2 Non-Residential Growth

The employment growth projections within the Northwest Service Area over the 2022-2041 period is shown in Table 6-8. The projected employment growth to build out is estimated at 136. This equates to an additional 51,177 ft² of Gross Floor Area.

Table 6-7: Non-Residential Development (2022-2041)

Employment Sector	10-Year Development Charges Study Period (2022-2031)	Beyond 10 Years (2032-2041)	Total to Build Out (2022-2041)	% of Total to Build Out (2022-2041)
¹ Population				
Major Office	-	-	-	0%
Population Related	68	68	136	100%
Employment Land	-	-	-	0%
Rural	-	-	-	0%
Total Employment Population Increase	68	68	136	100%
² Gross Floor Area (sf)				
Major Office	-	-	-	0%
Population Related	25,588	25,588	51,177	100%
Employment Land	-	-	-	0%
Rural	-	-	-	0%
Total GFA Increase (sf)	25,588	25,588	51,177	100%

1. Housing Mix Percentages based on Northwest Welland Secondary Plan Fiscal Impact Analysis, May 2020, Table1

2. GFA Per Employee is from Northwest Welland Secondary Plan Fiscal Impact Analysis, May 2020, Table1. Assumes 10-year build out starting 2027

7 Step 5: Historical Service Levels

The DCA Section 5(1)4 limits the level of service to be provided to new customers to the same as the average level of service over the 10-year period immediately preceding the year of the new DC Background Study. This requirement ensures that improvements to existing service levels are not funded by the new development charges. Accordingly, the capital cost to be recovered through the development charges must not exceed an amount (referred to as the service level “cap”) using the 10-year historical service level as the basis. This requirement applies to all eligible service except for general government, water, wastewater, stormwater and transit.

The amount of the cap is calculated by first determining the average historical cost per population. The inventory of historical services (e.g. facilities gross floor areas, number of units of equipment, etc.), current replacement costs and the historical populations are used to calculate the average historical service level. These satisfy the requirements of O.Reg. Section 4(1) which state that the quantity (number of units of equipment, etc.) and quality (e.g. cost per unit) of the services must be taken into account. The cap is calculated by multiplying the average service level (cost per population) by the projected population over the next 10 years. The inventory and replacement costs were provided by the City.

The detailed tables showing the historical service level calculations for each service are included in Appendices C1 to C5. Table 7-1 summarizes the historical average service level for each eligible service.

The service level cap for each service was used to adjust the capital costs in calculating the net to be recovered through the development charges. This is further described in Section 8.4. Service level caps do not apply to studies, water, wastewater, stormwater and transit, and the Northwest Service Area area specific water, wastewater and stormwater services.

Table 7-1: Average Historical Service Levels

Service	Average Service Level Per Capita	Service Level Cap	Population Used
General Government	N/A	N/A	N/A
Parks & Recreation	\$ 6,145.61	\$ 154,219,381	Residential
Library	\$ 267.29	\$ 6,707,445	Residential
Transit	N/A	N/A	N/A
Fire	\$ 462.26	\$ 13,257,916	Residential and Employment
Public Works	\$ 369.96	\$ 10,610,806	Residential and Employment
Roads and Related	\$ 7,561.59	\$ 216,873,246	Residential and Employment
Stormwater	N/A	N/A	N/A
Water	N/A	N/A	N/A
Wastewater	N/A	N/A	N/A
Northwest Service Area (Area Specific)	N/A	N/A	N/A

8 Step 6: Net Growth-Related Capital Costs

This Section presents the capital investments required to facilitate the projected residential and employment growth. All required deductions and allowable adjustments were made in accordance with the DCA and O.Reg.82/98 to arrive at the net capital investment required for each service. The service level caps and post period provisions if any were applied to these amounts to identify the net costs to be recovered from the development charges. The detailed calculations are presented by service in Appendices D1 to D13.

8.1 Step 6.1: Growth Related Capital Needs

Table 8-1 summarizes the gross capital needs for each service before required deductions and allowable adjustments were made. The respective periods over which these costs would be incurred for each service are also shown. The amounts shown are the costs of the projects that are required to facilitate growth as identified by staff, the City’s Capital Budget and/or master servicing plans.

All or a portion of the funding for each of these projects would be from development charges. Approximately \$176.3 million in capital investment (not including water and wastewater is required to support City-wide future growth over the periods indicated. Additional investments of approximately \$16.5 million in the water systems and \$120.7 million in wastewater systems would also be required in areas where these services would be offered. The total requirement is approximately \$313.5 million. An

additional investment of \$25.9 million is required in the Northwest Service Area for water, wastewater and stormwater capital investments to enable growth in that area.

Table 8-1: Growth-Related Capital Needs (Gross)

Service	Gross Cost	Period
Municipal Wide Services		
General Government	\$ 2,045,000	2022 - 2031
Parks and Recreation	\$ 46,236,876	2022 - 2031
Library	\$ 4,200,000	2022 - 2031
Transit	\$ 16,000,000	2022 - 2031
Fire	\$ 32,148,870	2022 - 2031
Public Works	\$ 13,200,000	2022 - 2031
Roads and Related	\$ 42,704,950	2022 - 2031
Stormwater	\$ 19,800,000	2022 - 2041
Total Municipal Wide Services	\$ 176,335,696	
Water and Wastewater Services		
Water	\$ 16,454,200	2022 - 2041
Wastewater	\$ 120,742,100	2022 - 2041
Total Water and Wastewater Services	\$ 137,196,300	
Total	\$ 313,531,996	
Northwest Service Area (Area Specific)		
Northwest Service Area-Water	\$ 3,100,000	2022 - 2041
Northwest Service Area-Wastewater	\$ 1,950,000	2022 - 2041
Northwest Service Area-Stormwater	\$ 20,864,000	2022 - 2041
TOTAL-Northwest Service Area	\$ 25,914,000	

8.2 Step 6.2: Deductions

Table 8-2 summarizes the net capital needs for each service *after* making the required deductions. These deductions reduce the amounts recoverable from development charges and are in accordance with the requirements of the DCA and O.Reg.82/98.

The net recoverable amount after deductions is \$86.2 million (not including water and wastewater) and \$7.9 million for water and \$44.7 million for wastewater. The total recoverable amount is approximately \$138.8 million for City-wide services. The net recoverable amount after deductions is \$25.9 million for the Northwest Service Area. Appendices D1 to D13 shows the detailed deductions for each service.

Table 8-2: Net Recoverable Capital Costs after Deductions

Service	Gross Cost	Grants/ Subsidies	Benefit To Existing Development	Total Development Recoverable Costs Net of Stat. Deduction
Municipal Wide Services				
General Government	\$ 2,045,000	\$ -	\$ 574,500	\$ 1,470,500
Parks & Recreation	\$ 46,236,876	\$ 600,000	\$ 13,997,184	\$ 31,639,692
Library	\$ 4,200,000	\$ -	\$ 2,538,131	\$ 1,661,869
Transit	\$ 16,000,000	\$ 10,999,500	\$ 3,410,335	\$ 1,590,165
Fire	\$ 32,148,870	\$ 416,000	\$ 17,205,561	\$ 14,527,308
Public Works	\$ 13,200,000	\$ -	\$ 8,624,962	\$ 4,575,038
Roads and Related	\$ 42,704,950	\$ 6,943,750	\$ 11,380,507	\$ 24,380,693
Stormwater	\$ 19,800,000	\$ 2,300,000	\$ 11,185,879	\$ 6,314,121
Total Municipal Wide Services	\$ 176,335,696	\$ 21,259,250	\$ 68,917,060	\$ 86,159,386
Water and Wastewater Services				
Water	\$ 16,454,200	\$ 2,050,000	\$ 6,455,212	\$ 7,948,988
Wastewater	\$ 120,742,100	\$ 42,816,500	\$ 33,176,680	\$ 44,748,920
Total Water and Wastewater Services	\$ 137,196,300	\$ 44,866,500	\$ 39,631,892	\$ 52,697,908
Total	\$ 313,531,996	\$ 66,125,750	\$ 108,548,952	\$ 138,857,294
Northwest Service Area (Area Specific)				
Northwest Service Area-Water	\$ 3,100,000	\$ -	\$ -	\$ 3,100,000
Northwest Service Area-Wastewater	\$ 1,950,000	\$ -	\$ -	\$ 1,950,000
Northwest Service Area-Stormwater	\$ 20,864,000	\$ -	\$ -	\$ 20,864,000
TOTAL-Northwest Service Area	\$ 25,914,000	\$ -	\$ -	\$ 25,914,000

8.3 Step 6.3: Adjustments

Adjustments to the projected capital costs considered:

- Positive and negative reserve balances. Positive balances were deducted, and negative balances added to the recoverable amounts.
- Adding any credits owed to developers based on existing front-end agreements. In the City's case there were no credits.

Table 8-3 summarizes the adjustments made. The adjustments made were to reduce the respective capital projections for each service by the amounts of existing positive reserve balances and increase for negative reserve balances. There were no credits to be brought forward. The respective positive reserve fund balances are deemed available cash that were applied to the growth-related costs to reduce the amount required from the new development charges. Negative reserve fund balances are deemed debts that are required to be recovered from new development. The total adjustments made were approximately \$13.7 million for City-wide services. There are no adjustments for the Northwest Service Area.

Table 8-3: Summary of Adjustments

Service	Reserve Balance	Reserve Deficits	Credits	Total Adjustments
Municipal Wide Services				
General Government	\$ 348,761	\$ -	\$ -	\$ 348,761
Parks and Recreation	\$ 3,193,003	\$ -	\$ -	\$ 3,193,003
Library	\$ 283,954	\$ -	\$ -	\$ 283,954
Transit	\$ 506,795	\$ -	\$ -	\$ 506,795
Fire	\$ 1,153,722	\$ -	\$ -	\$ 1,153,722
Public Works	\$ 309,402	\$ -	\$ -	\$ 309,402
Roads and Related	\$ 6,160,007	\$ -	\$ -	\$ 6,160,007
Stormwater	\$ 649,770	\$ -	\$ -	\$ 649,770
Total Municipal Wide Services	\$ 12,605,414	\$ -	\$ -	\$ 12,605,414
Water and Wastewater Services				
Water	\$ 1,630,163	\$ -	\$ -	\$ 1,630,163
Wastewater	\$ (502,991)	\$ -	\$ -	\$ (502,991)
Total Water and Wastewater Services	\$ 1,127,172	\$ -	\$ -	\$ 1,127,172
Total	\$ 13,732,586	\$ -	\$ -	\$ 13,732,586
Northwest Service Area (Area Specific)				
Northwest Service Area-Water	\$ -	\$ -	\$ -	\$ -
Northwest Service Area-Wastewater	\$ -	\$ -	\$ -	\$ -
Northwest Service Area-Stormwater	\$ -	\$ -	\$ -	\$ -
TOTAL-Northwest Service Area	\$ -	\$ -	\$ -	\$ -

Table 8-4 summarizes the recoverable net capital for each service *after* making the required deductions *and* adjustments but before the service level caps were applied and post period capacity calculated.

The net recoverable amount after deductions and adjustments is approximately \$73.6 million (not including water and wastewater) and approximately \$6.3 million for water and \$45.3 million for wastewater. The total requirement is approximately \$125.1 million. The net recoverable amount for the Northwest Service Area is \$25.9 million. The adjustments are also shown in Appendices D1 to D13 for each service.

Table 8-4: Net Recoverable Capital Costs after Deductions & Adjustments

Service	Total Development Recoverable Costs Net of Stat. Deduction	Reserve Adjustments	Net Capital Needs
Municipal Wide Services			
General Government	\$ 1,470,500	\$ 348,761	\$ 1,121,739
Parks and Recreation	\$ 31,639,692	\$ 3,193,003	\$ 28,446,689
Library	\$ 1,661,869	\$ 283,954	\$ 1,377,915
Tansit	\$ 1,590,165	\$ 506,795	\$ 1,083,370
Fire	\$ 14,527,308	\$ 1,153,722	\$ 13,373,586
Public Works	\$ 4,575,038	\$ 309,402	\$ 4,265,636
Roads and Related	\$ 24,380,693	\$ 6,160,007	\$ 18,220,686
Stormwater	\$ 6,314,121	\$ 649,770	\$ 5,664,351
Total Municipal Wide Services	\$ 86,159,386	\$ 12,605,414	\$ 73,553,972
Water and Wastewater Services			
		\$ -	
Water	\$ 7,948,988	\$ 1,630,163	\$ 6,318,825
Wastewater	\$ 44,748,920	\$ (502,991)	\$ 45,251,911
Total Water and Wastewater Services	\$ 52,697,908	\$ 1,127,172	\$ 51,570,736
Total	\$ 138,857,294	\$ 13,732,586	\$ 125,124,708
Northwest Service Area (Area Specific)			
Northwest Service Area-Water	\$ 3,100,000	\$ -	\$ 3,100,000
Northwest Service Area-Wastewater	\$ 1,950,000	\$ -	\$ 1,950,000
Northwest Service Area-Stormwater	\$ 20,864,000	\$ -	\$ 20,864,000
TOTAL-Northwest Service Area	\$ 25,914,000	\$ -	\$ 25,914,000

8.4 Step 6.4: Service Level Cap

The service level cap is calculated based on the historical service levels. It limits the amount of funding recoverable from the development charges for some services regardless of the net amounts after deductions and adjustments. The lower of the recoverable amounts net of deductions and adjustments or the service level cap were used to determine the development charges. Amounts that exceed the service level cap were deemed to be post period capacity which can be carried forward to the next study for consideration at that time.

Table 8-5: Application of Service Level Caps

Service	Net Capital Needs	Service Level Cap	Post Period Capacity to be Carried Forward	Total DC Eligible Costs for Recovery
Municipal Wide Services				
General Government	\$ 1,121,739		\$ -	\$ 1,121,739
Parks and Recreation	\$ 28,446,689	\$ 154,219,381	\$ -	\$ 28,446,689
Library	\$ 1,377,915	\$ 6,707,445	\$ -	\$ 1,377,915
Transit	\$ 1,083,370		\$ -	\$ 1,083,370
Fire	\$ 13,373,586	\$ 13,257,916	\$ 115,671	\$ 13,257,915
Public Works	\$ 4,265,636	\$ 10,610,806	\$ -	\$ 4,265,636
Roads and Related	\$ 18,220,686	\$ 216,873,246	\$ -	\$ 18,220,686
Stormwater	\$ 5,664,351	\$ -	\$ -	\$ 5,664,351
Total Municipal Wide Services	\$ 73,553,972		\$ 115,671	\$ 73,438,301
Water and Wastewater Services				
Water	\$ 6,318,825		\$ -	\$ 6,318,825
Wastewater	\$ 45,251,911		\$ -	\$ 45,251,911
Total Water and Wastewater Services	\$ 51,570,736		\$ -	\$ 51,570,736
Total	\$ 125,124,708		\$ 115,671	\$ 125,009,037
Northwest Service Area (Area Specific)				
Northwest Service Area-Water	\$ 3,100,000		\$ -	\$ 3,100,000
Northwest Service Area-Wastewater	\$ 1,950,000		\$ -	\$ 1,950,000
Northwest Service Area-Stormwater	\$ 20,864,000		\$ -	\$ 20,864,000
TOTAL-Northwest Service Area	\$ 25,914,000		\$ -	\$ 25,914,000

Table 8-5 summarizes the service level caps, recoverable amounts through the development charges and any post period capacity to be carried forward to the next study. Only Fire’s net capital cost recovery was restricted by the calculated service level cap. The Total DC Eligible Cost for Recovery were the final amounts used to calculate the development charges as described in Section 9.

The net recoverable amount after deductions and adjustments, application of the service level caps and provision of post period capacity is approximately \$73.4 million (not including water and wastewater) and approximately \$6.3 million for water and \$45.3 million for wastewater. The net recoverable amount for the Northwest Service Area is \$25.9 million. The detailed calculations for each service are presented in Appendices D1 to D13.

8.5 Council Approval of Capital Investments

O.Reg.82/98 Section 3 requires that municipal councils demonstrate their intention to meet the increase in need for capital expenditures related to growth. Otherwise, such capital costs cannot be included in the calculations. Therefore, it is recommended that Council approve the capital forecasts noted in Section 8.1 and provided in Appendices D1 to D13 to confirm its intention to meet the growth requirements.

9 Step 7: Calculation of Development Charges

This section presents the calculation of the residential and non-residential development charges based on the net recoverable growth-related capital costs determined in the previous sections of this report. The calculation details are shown in Appendices E1 to E13.

9.1 Step 7.1: Allocation of Costs to Residential & Non-Residential Growth

Many of the services provided by the City benefit both the residential and non-residential sectors. The costs to be recovered for these services were allocated to the residential and non-residential sectors on the basis of each sector's proportionate share of total net residential and employment population growth. Some services such as Library, and Parks and Recreation services are mostly geared to the residential sector with 95% of eligible costs being allocated to residential growth and 5% to non-residential growth.

Table 9-1 shows the allocations for each service. The residential share of costs to be recovered (not including water and wastewater) is approximately \$66.5 million and the non-residential share approximately \$7.0 million. The residential and non-residential shares of the water costs are approximately \$5.5 million and \$0.8 million respectively. The residential and non-residential shares of the wastewater costs are approximately \$39.4 million and \$5.8 million respectively. The residential share of costs to be recovered within the Northwest Service Area is approximately \$25.1, with the non-residential share at approximately \$0.8 million.

Table 9-1: Allocation of Costs to Residential & Non-Residential

Service	Net Capital Needs to be Recovered	Residential Share	Non-Residential Share	Basis for Allocation
Municipal Wide Services				
General Government	\$ 1,121,739	\$ 981,892	\$ 139,847	% of Population and Employment Growth
Parks and Recreation	\$ 28,446,689	\$ 27,024,354	\$ 1,422,334	95% residential and 5% non-residential
Library	\$ 1,377,915	\$ 1,309,019	\$ 68,896	95% residential and 5% non-residential
Transit	\$ 1,083,370	\$ 948,306	\$ 135,064	% of Population and Employment Growth
Fire	\$ 13,257,915	\$ 11,605,051	\$ 1,652,865	% of Population and Employment Growth
Public Works	\$ 4,265,636	\$ 3,733,839	\$ 531,797	% of Population and Employment Growth
Roads and Related	\$ 18,220,686	\$ 15,949,112	\$ 2,271,574	% of Population and Employment Growth
Stormwater	\$ 5,664,351	\$ 4,934,537	\$ 729,813	% of Population and Employment Growth
Total Municipal Wide Services	\$ 73,438,301	\$ 66,486,111	\$ 6,952,190	
Water and Wastewater Services				
Water	\$ 6,318,825	\$ 5,504,687	\$ 814,138	% of Population and Employment Growth
Wastewater	\$ 45,251,911	\$ 39,421,507	\$ 5,830,404	% of Population and Employment Growth
Total Water and Wastewater Services	\$ 51,570,736	\$ 44,926,194	\$ 6,644,542	
Total	\$ 125,009,037	\$ 111,412,305	\$ 13,596,732	
Northwest Service Area (Area Specific)				
Northwest Service Area-Water	\$ 3,100,000	\$ 3,006,311	\$ 93,689	% of Population and Employment Growth
Northwest Service Area-Wastewater	\$ 1,950,000	\$ 1,891,067	\$ 58,933	% of Population and Employment Growth
Northwest Service Area-Stormwater	\$ 20,864,000	\$ 20,233,444	\$ 630,556	% of Population and Employment Growth
Total Northwest Service Area	\$ 25,914,000	\$ 25,130,821	\$ 783,179	

9.2 Step 7.2: Unadjusted Development Charge Rates

Development charge rates were calculated on a per capita (population) basis for the residential sector by dividing the costs allocated to residential by the residential population growth over the 10-year period 2022 to 2031. For water (including the Northwest Service Area, wastewater and stormwater services this period was 20 years (2022-2041) Similarly, the non-residential rates were calculated by dividing the non-residential cost allocations by the growth in gross floor area over the 10-year or 20-year period to arrive at a cost per ft². These resulted in the preliminary unadjusted residential and non-residential rates prior to undertaking the cash flow analyses. These rates were subsequently adjusted as described in Section 9.3.

Table 9-2 shows the unadjusted residential and non-residential rates by service. Assumptions used in the calculation of gross floor area related to industrial, commercial and institutional employment are consistent with the assumptions used in the City's 2019 development charge study.

Table 9-2: Unadjusted Residential & Non-Residential Rates

Service	Residential			Non-Residential		
	Cost	Growth in Population	Rate (Cost/Capita)	Cost	Growth in Floor Area (Square Feet)	Rate (Cost/ft ²)
Municipal Wide Services						
General Government	\$ 981,892	25,183	\$ 38.99	\$ 139,847	2,431,593	\$ 0.06
Parks and Recreation	\$ 27,024,354	25,183	\$ 1,073.14	\$ 1,422,334	2,431,593	\$ 0.58
Library	\$ 1,309,019	25,183	\$ 51.98	\$ 68,896	2,431,593	\$ 0.03
Transit	\$ 948,306	25,183	\$ 37.66	\$ 135,064	2,431,593	\$ 0.06
Fire	\$ 11,605,051	25,183	\$ 460.84	\$ 1,652,865	2,431,593	\$ 0.68
Public Works	\$ 3,733,839	25,183	\$ 148.27	\$ 531,797	2,431,593	\$ 0.22
Roads and Related	\$ 15,949,112	25,183	\$ 633.34	\$ 2,271,574	2,431,593	\$ 0.93
Stormwater	\$ 4,934,537	48,502	\$ 101.74	\$ 729,813	4,863,186	\$ 0.15
Total Municipal Wide Services	\$ 66,486,111		\$ 2,545.95	\$ 6,952,190		\$ 2.71
Water and Wastewater Services						
Water	\$ 5,504,687	48,502	\$ 113.50	\$ 814,138	4,863,186	\$ 0.17
Wastewater	\$ 39,421,507	48,502	\$ 812.79	\$ 5,830,404	4,863,186	\$ 1.20
Total Water and Wastewater Services	\$ 44,926,194		\$ 926.28	\$ 6,644,542		\$ 1.37
Total	\$ 111,412,305		\$ 3,472.23	\$ 13,596,732		\$ 4.08
Northwest Service Area (Area Specific)						
Northwest Service Area-Water	\$ 3,006,311	4,364	\$ 688.89	\$ 93,689	51,177	\$ 1.83
Northwest Service Area-Wastewater	\$ 1,891,067	4,364	\$ 433.33	\$ 58,933	51,177	\$ 1.15
Northwest Service Area-Stormwater	\$ 20,233,444	4,364	\$ 4,636.44	\$ 630,556	51,177	\$ 12.32
Total Northwest Service Area	\$ 25,130,821		\$ 5,758.67	\$ 783,179		\$ 15.30

9.3 Step 7.3: Cash Flow Analyses

Cash flow analyses were undertaken over the 10-year period 2022 to 2031 for services with a 10-year study period. A 20-year cash flow period was used for the other services. These analyses considered the transfers in and out of the respective reserve fund for each service and their timing. Cash outflows were according to the projected capital expenditures. Cash inflows were calculated by multiplying the projected annual residential population growth by the adjusted rate per capita and adding the product of the non-residential growth in floor area and the adjusted rate per square foot. The rates were increased by inflation assumed at 2% per year. The objective of undertaking the cash flow analyses is to ensure that the rates are sufficient to result in a zero net cash flow at the end of either a 10-year or 20 year period. The rates were adjusted to achieve this objective. Appendices E1 to E13 provides a cash flow table for each service.

The adjusted rates are summarized in Table 9-3. The total residential rates (not including water and wastewater) were calculated to be \$2,540.65 per capita and the non-residential rate \$2.70 per ft². The adjusted rates for water were determined to be \$114.93 per capita and \$0.17 per ft² for residential and non-residential respectively. The rates for wastewater were determined to be \$834.57 per capita and \$1.23 per ft² for residential and non-residential respectively. The adjusted rates for the Northwest Service Area are \$5,832.17 per capita and \$15.31 per ft²

Table 9-3: Adjusted Residential & Non-Residential Rates (After Cash Flow Analyses)

Service	Residential Rate (Cost/Capita)	Non-Residential Rate (Cost/ft ²)
Municipal Wide Services		
General Government	\$ 38.75	\$ 0.06
Parks and Recreation	\$ 1,074.96	\$ 0.59
Library	\$ 51.58	\$ 0.03
Transit	\$ 38.02	\$ 0.06
Fire	\$ 459.79	\$ 0.68
Public Works	\$ 147.82	\$ 0.22
Roads and Related	\$ 626.03	\$ 0.92
Stormwater	\$ 103.69	\$ 0.15
Total Municipal Wide Services	\$ 2,540.65	\$ 2.71
Water and Wastewater Services		
Water	\$ 114.93	\$ 0.17
Wastewater	\$ 834.57	\$ 1.23
Total Water and Wastewater Services	\$ 949.49	\$ 1.40
Total	\$ 3,490.14	\$ 4.11
Northwest Service Area (Area Specific)		
Northwest Service Area-Water	\$ 697.68	\$ 1.83
Northwest Service Area-Wastewater	\$ 438.86	\$ 1.15
Northwest Service Area-Stormwater	\$ 4,695.62	\$ 12.32
TOTAL-Northwest Service Area	\$ 5,832.17	\$ 15.30

9.4 Step 7.4: Proposed Development Charges

The non-residential development charges are the adjusted rates per square foot calculated as described in Section 9.3. The residential development charges by type of dwelling unit were calculated using the adjusted rate per capita and the respective household size estimates (persons per unit – PPU) noted in Table 9-4 for each type of dwelling unit. The household sizes are based on the Statistics Canada 2021 Census data. A charge per dwelling room within Retirement Home/Special Need/Lodging Home residential uses has also been calculated based on 42.5% of the Single-Family Charge. This is consistent with the 2019 Development Charges Study charge allocation.

Table 9-4: Occupancy by Dwelling Type

Type of Dwelling Unit	Occupancy Persons per Unit (PPU)
Single Detached & Semi- Detached	2.53
Other Multiples	2.26
Apartments – 2 or More Bedrooms	2.11
Apartments – Bachelor & 1 Bedroom	1.20

The proposed residential development charges by unit type are listed in Table 9-5 for each service and are based on the policies and rules noted in Section 4.2. The development charge for a single detached dwelling was calculated at \$6,429.57 (not including water and wastewater) and \$290.84 for water and \$2,112.02 for wastewater. An additional charge of \$14,759.34 is imposed on a single detached dwelling within the Northwest Service Area for water, wastewater and stormwater services. Table 9-5 also shows the proposed non-residential rates and total \$4.11 per ft², with an additional \$15.30 per ft² for non-residential development occurring within the Northwest Service Area. All charges are subject to annual indexing in accordance with O.Reg.82/98 Section 7.

Table 9-5: proposed Development Charges

Service	Residential Charge By Dwelling Type				Per Dwelling Room	Non-Residential Charge (per square foot of GFA)
	Single Detached / Semi-Detached / Duplex	Row & Other Multiples	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Retirement Home/Special Need/Lodging Home	
General Government	\$ 98.07	\$ 87.60	\$ 46.50	\$ 81.88	\$ 41.68	\$ 0.06
Parks and Recreation	\$ 2,720.37	\$ 2,430.12	\$ 1,289.95	\$ 2,271.38	\$ 1,156.16	\$ 0.59
Library	\$ 130.53	\$ 116.60	\$ 61.89	\$ 108.98	\$ 55.48	\$ 0.03
Transit	\$ 96.21	\$ 85.94	\$ 45.62	\$ 80.33	\$ 40.89	\$ 0.06
Fire	\$ 1,163.59	\$ 1,039.44	\$ 551.75	\$ 971.54	\$ 494.53	\$ 0.68
Public Works	\$ 374.09	\$ 334.17	\$ 177.39	\$ 312.35	\$ 158.99	\$ 0.22
Roads and Related	\$ 1,584.29	\$ 1,415.25	\$ 751.24	\$ 1,322.81	\$ 673.32	\$ 0.92
Stormwater	\$ 262.42	\$ 234.42	\$ 124.43	\$ 219.10	\$ 111.53	\$ 0.15
Sub-total Municipal Wide Services	\$ 6,429.57	\$ 5,743.54	\$ 3,048.77	\$ 5,368.37	\$ 2,732.58	\$ 2.71
Water	\$ 290.84	\$ 259.81	\$ 137.91	\$ 242.84	\$ 123.61	\$ 0.17
Wastewater	\$ 2,112.02	\$ 1,886.68	\$ 1,001.48	\$ 1,763.44	\$ 897.61	\$ 1.23
Sub-total for Water and Wastewater	\$ 2,402.86	\$ 2,146.49	\$ 1,139.39	\$ 2,006.28	\$ 1,021.22	\$ 1.40
TOTAL CHARGE PER FULLY SERVICED UNIT	\$ 8,832.43	\$ 7,890.03	\$ 4,188.16	\$ 7,374.65	\$ 3,753.80	\$ 4.11
North West Service Area-Water	\$ 1,765.61	\$ 1,577.22	\$ 837.22	\$ 1,474.20	\$ 750.38	\$ 1.83
North West Service Area-Wastewater	\$ 1,110.62	\$ 992.12	\$ 526.64	\$ 927.32	\$ 472.01	\$ 1.15
North West Service Area-Stormwater	\$ 11,883.11	\$ 10,615.22	\$ 5,634.75	\$ 9,921.82	\$ 5,050.32	\$ 12.32
North West Service Area-Total	\$ 14,759.34	\$ 13,184.56	\$ 6,998.61	\$ 12,323.34	\$ 6,272.71	\$ 15.30

10 Step 8: Comparison of Development Charges

10.1 Comparison with 2022 Existing and Proposed Development Charges

Table 10-1 compares the proposed development charges with the existing 2022 charges.

Table 10-1 shows a decrease in the proposed City-wide charges for all residential dwelling types and non-residential charge, whereas the proposed residential and non-residential charges for water and wastewater services will increase over the current 2022 charges. As the Northwest Service Area charges are new to the City a comparison is not provided.

Table 10-1: Proposed vs. Existing 2022 Development Charges

Service	Residential Charge By Dwelling Type				Per Dwelling Room	Non-Residential Charge
	Single Detached / Semi-Detached /	Row & Other Multiples	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Retirement Home/Special Need/Lodging Home	(per square foot of Gross Floor Area)
CURRENT (2022) CHARGES						
Total Municipal Wide Services	\$ 7,339	\$ 6,614	\$ 3,634	\$ 6,242	\$ 3,120	\$ 2.80
Total Water and Wastewater Services	\$ 1,478	\$ 1,332	\$ 712	\$ 1,256	\$ 627	\$ 0.69
GRAND TOTAL MUNICIPAL WIDE CHARGE	\$ 8,817	\$ 7,946	\$ 4,346	\$ 7,498	\$ 3,747	\$ 3.49
PROPOSED CHARGES						
Total Municipal Wide Services	\$ 6,430	\$ 5,744	\$ 3,049	\$ 5,368	\$ 2,733	\$ 2.71
Total Water and Wastewater Services	\$ 2,403	\$ 2,146	\$ 1,139	\$ 2,006	\$ 1,021	\$ 1.40
GRAND TOTAL MUNICIPAL WIDE CHARGE	\$ 8,832	\$ 7,890	\$ 4,188	\$ 7,375	\$ 3,754	\$ 4.11
DIFFERENCE						
Total Municipal Wide Services	\$ (909)	\$ (870)	\$ (585)	\$ (874)	\$ (387)	\$ (0.09)
Total Water and Wastewater Services	\$ 925	\$ 814	\$ 427	\$ 750	\$ 394	\$ 0.71
GRAND TOTAL MUNICIPAL WIDE CHARGE	\$ 15	\$ (56)	\$ (158)	\$ (123)	\$ 7	\$ 0.62

11 Step 9: Long-Term Capital and Operating Costs Implications

This section presents the long-term cost implications of the investments to accommodate future growth. These assessments considered the implications to future operating and capital costs as well as the costs related to future asset renewal. The detailed projections are provided in Appendix F.

11.1 Long-Term Operating Costs

The long-term operating cost impacts were based on historical operating costs per capita noted in the City's 2020 Financial Information Return reporting, and the projected increase in growth. Table 11-1 summarizes the estimated increase in operating costs due to new growth as it related to each service area. The total accumulative 10-year increase in operating costs is estimated to be approximately \$134.8 million, with \$77.2 million being funded from future taxpayers, and \$57.6 million being funded from future rate payers.

Table 11-1: 10-Year Operating Cost Implications

Cummulative Net Operating Impacts Service	Total
General Government - Admin Studies	\$ 1,354,282
Parks & Recreation	\$ 14,608,877
Library	\$ 4,157,698
Transit	\$ 12,576,907
Fire	\$ 22,756,454
Public Works	\$ 2,083,717
Roads and Related	\$ 18,211,867
Stormwater	\$ 1,447,603
Water	\$ 22,168,486
Wastewater	\$ 35,436,941
Total Cummulative Net Operating Impacts	\$ 134,802,831

11.2 Long-term Capital Costs

The long-term capital cost impacts were determined to be the portions of growth-related costs not funded by development charges due to deductions. These amounts include the “benefit to existing” amounts shown in Appendix D and would be funded through either taxes or the water and wastewater rates as the case may be. Table 11-2 summarizes the increase in capital costs (not funded through development charges) due to the addition of the new growth-related assets in each service area. The total 10-year accumulative increase in capital costs for the tax supported services is estimated to be approximately \$68.9 million. The increase for the rate supported services (water and wastewater) is approximately \$39.6 million.

Table 11-2: 10-Year Capital Cost Implications

Cummulative Net Capital Cost Impacts By Service	Total
General Government - Admin Studies	\$ 574,500
Parks & Recreation	\$ 13,997,184
Library	\$ 2,538,131
Transit	\$ 3,410,335
Fire	\$ 17,205,561
Public Works	\$ 8,624,962
Roads and Related	\$ 11,380,507
Stormwater	\$ 11,185,879
Water	\$ 6,455,212
Wastewater	\$ 33,176,680
Total Capital Cost Impacts	\$ 108,548,952

11.3 Asset Management Plan

The DCA Section 10(2) requires that an asset management plan be included in the Development Charges Background Study to capture the costs required to sustain the new growth-related assets over the long-term. This plan reflects the annual investments required to renew and replace the assets as they age. The growth-related capital cost estimates were annualized over the estimated life expectancies based on the future cost in projected the year of replacement. The estimated life expectancies used for the purpose of this study were 10 for vehicles, 20 years for equipment, and 40 years for facilities and 80 for infrastructure assets. The total 10-year asset management requirements estimated to be \$85.6 million. Approximately \$50.2 million relate to tax supported assets and \$35.4 million to rate supported assets.

Table 11-3: 10-Year Asset Management Cost Implications

Cummulative Lifecycle Impacts By Service	Total
General Government	\$ 11,991,398
Parks and Recreation	\$ 5,687,985
Transit	\$ 2,599,727
Library	\$ 11,094,172
Fire	\$ 3,720,575
Public Works	\$ 11,746,582
Roads and Related	\$ 3,184,714
Stormwater	\$ 2,613,880
Water	\$ 30,979,757
Wastewater	\$ 191,137
Northwest Service Area (Water)	\$ 110,271
Northwest Service Area (Wastewater)	\$ 1,653,850
Northwest Service Area (Stormwater)	\$ 85,574,048
Total	\$ 85,574,048

12 Step 10: Background Study & By-Law

This background study report was prepared to provide the details required in accordance with the DCA Section (10) and O.Reg.82/98 Section (8). A consolidated by-law was included in the draft study as Appendix G. The by-law identified all the services included, rules that apply to the development charges and schedules of applicable residential and non-residential development charges, and related smart growth exemption and area specific service areas.

After the June 28th Public Meeting it was requested by the City that the consolidated DC by-law be separated into 3 separate DC by-laws in this final Background Study. The first DC by-law (Appendix G1) reflects all City-wide services less Transit. As Transit Services are planned to be uploaded to the Region of Niagara in the near future a separate DC by-law (Appendix G2) is prepared for Transit Services only. This avoids the need to amend the City-Wide Services DC by-law when the time comes to upload Transit to the Region. The third DC by-law reflects the area specific services in the Northwest Service Area (Appendix G3). It is being discussed with the landowners in the Northwest Service Area of the possibility of front-ending the growth-related capital costs. Should this happen then the Northwest Services Area DC by-law could be repealed without having to amend the City-Wide Services DC by-law.

13 Step 11: Stakeholder Consultation

The DCA Section 10(4) requires that the Development Charges Study and the By-Law be made available to the public for review at least 60 days in advance of the passing of the by-law. This step in the process provides the opportunity for interested parties to make representations on the Development Charges Study and proposed by-law prior to finalization and implementation.

The legislation prescribes that Council conduct a public meeting with at least 20 days' notice of the meeting. In accordance with O. Reg. 82/98, Section 9 (1) notice may be by publication in a local newspaper, which in the Clerk's opinion, has with sufficient general circulation across the City or by personal service, mail or fax to every landowner.

The draft documents were presented to Council and the public at a June 28th Council's Public Meeting. All comments received were be considered and the study and by-law were updated accordingly.

14 Step 12: By-Law Adoption & Implementation

The final background study and by-law(s) have been prepared following consultation with stakeholders (as described in Section 13) and will be presented to Council for final approval. In accordance with the DCA Section 13, written notice of the passing of the DC by-law(s) will be given no later than 20 days after the day the by-law(s) are passed (i.e. as of the day of newspaper publication or the mailing of the notice). The O.reg.82/98 Section 10(4) lists the items that must be covered in the notice.

A pamphlet will also be prepared in accordance with O.Reg.82/98 Section 14 within 60 days of the passing of the by-law(s) and include the following:

- a description of the general purpose of the DCs;
- 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 DCs relate; and
- a general description of the general purpose of the Treasurer's statement and where it may be obtained by the public.

15 Recommendations

The following are the recommendations are presented for consideration by the City.

1. That following approval of the by-law(s), the required notices are issued to the public and stakeholders and a pamphlet is prepared, in accordance with O.Reg.82/98 Section and O.Reg. 82/98 Section 14 respectively.
2. That the growth-related capital projects forecast identified in this Development Charges Background Study be approved by Council as a statement of its intention to meet the increased need for service due to growth, as required under O.Reg.82/98 Section 3.
3. That any excess capacity created as a result of undertaking the growth-related capital projects identified in this background study would be paid for by development charges and therefore deemed to be “committed” in accordance with the requirements of O.Reg.82/98 Section (5).

APPENDICES

Appendix A

**POLICY ITEMS TO BE
CONSIDERED
(No Policy Items Considered in This Review)**

Appendix B

Growth Projections

CITY WIDE PROJECTIONS

Persons Per Unit by Dwelling Type

Type of Dwelling	Persons per Unit (PPU) ¹
Single/Semi-Detached/ Duplex ¹	2.53
Rows & Other Multiples (Townhouses) ²	2.26
Apartments - 1 Bedroom or Less ³	1.20
Apartments - 2 or More Bedrooms ³	2.11
All Dwelling Types (Average) ⁴	2.32

1. For Single and Semi Detached Only from 2021 Census Table 98-10-0041-01 Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivisions

2. For Rows Only from from 2021 Census Table 98-10-0041-01 Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivisions

3. Data Tables: Housing Suitability (3), Tenure (4), Number of Persons per Room (3), Number of Rooms and Number of Bedrooms (12), Household Type Including Census Family Structure (9) and Household Size (8) for Private Households of Canada, Provinces and Territories, Census Divisions and Census Subdivisions, 2016 Census

4. The average PPU for all dwellings from 2021 Census Table 98-10-0041-01 Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivisions

Household Growth by Unit Type

Growth Item	2022-2031	% of Total ¹	2032-2041	% of Total ²	Total	% of Total ¹
Single/Semi-Detached	4,545	38.50%	4,446	41.88%	8,991	40.10%
Rows & Other Multiples (Townhouses)	2,282	19.33%	2,996	28.22%	5,278	23.54%
Apartments	3,978	33.70%	2,855	26.90%	6,833	30.48%
Accessory	999	8.47%	318	3.00%	1,318	5.88%
Total Households	11,805	100.00%	10,615	100.00%	22,420	100%

1. 2022-2031 Housing Mix Percentages Based on 2019, 2021 & 2020 New Builds

2. 2032-2041 Housing Mix Percentages Based on Niagara Region OP December 21, 2022 Table 6

APPENDIX B: GROWTH PROJECTIONS

Projected Number of Households & Annual Increase (10 Years)

10-Year Development Charges Study Period (2022 -2031)										
Growth Item	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
City Wide Households ¹	24,837	26,017	27,198	28,378	29,559	30,739	31,920	33,100	34,281	35,461
Increase	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181
% Increase	5.0%	4.8%	4.5%	4.3%	4.2%	4.0%	3.8%	3.7%	3.6%	3.4%
Total Households	24,837	26,017	27,198	28,378	29,559	30,739	31,920	33,100	34,281	35,461
2022 to 2031 Units Growth										11,805
2022 to 2031 Units Growth as % of 2022 to 2041 Growth										53%

1.Statistics Canada Census 2016 & 2021. 2031 and 2041 based on City's April 2022 records of new development applications due within 10 and 20 years. 2041 based on Niagara Region Official Plan, Appendix 3 - PDS 41-2021, 2051 Land Needs Assessment Table 1, Dec . 2022. Interpolation in between years respectively

Projected Number of Households & Annual Increase (Beyond 10 Years to Build Out)

Build Out (2032 - 2041)										
Growth Item	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
City Wide Households ¹	36,523	37,584	38,646	39,707	40,769	41,830	42,892	43,953	45,015	46,076
Increase	1,062	1,062	1,062	1,062	1,062	1,062	1,062	1,062	1,062	1,062
% Increase	3.0%	2.9%	2.8%	2.7%	2.7%	2.6%	2.5%	2.5%	2.4%	
Total Households	36,523	37,584	38,646	39,707	40,769	41,830	42,892	43,953	45,015	46,076
2032 to 2041 Units Growth										10,615
2032 to 2041 Units Growth as % of 2022 to 2041 Growth										47%

APPENDIX B: GROWTH PROJECTIONS

Historical Population (Last 10 years)

Growth Item	10-Year Historical									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Census Population (Excluding undercount) ¹	50,963	51,295	51,628	51,960	52,293	52,984	53,676	54,367	55,059	55,750
	333	333	333	333	333	691	691	691	691	691
% Increase	0.7%	0.7%	0.6%	0.6%	0.6%	1.3%	1.3%	1.3%	1.3%	1.3%
Total Population (Including undercount) ²	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333
	335	335	335	335	335	711	711	711	711	711
% Increase	0.6%	0.6%	0.6%	0.6%	0.6%	1.3%	1.3%	1.3%	1.3%	1.3%
Population Growth (EXCLUDING Undercount)	2012 to 2021 Growth									5,120
Population Growth (INCLUDING Undercount)	2012 to 2021 Growth									5,230

1. Statistics Canada Census Population for 2006, 2011, 2016 & 2021. Interpolation in between years.

2. 2031 and 2041 Total Population based on a PPU of 2.32 from 2021 Census. A 2.84% census undercount is used to obtain 2021 Census population. Interpolation in between years. Census undercounts noted in 3. below used for 2006, 2011 and 2016

3. Census Undercount (Statistics Canada Annual Demographic Estimates: in 2011)

Projected Population & Annual Growth (10 Years)

Growth Item	10-Year Development Charges Study Period									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Census Population (Excluding undercount) ¹	58,190	60,630	63,070	65,510	67,951	70,391	72,831	75,271	77,711	80,151
	2,440	2,440	2,440	2,440	2,440	2,440	2,440	2,440	2,440	2,440
% Increase	4.4%	4.2%	4.0%	3.9%	3.7%	3.6%	3.5%	3.4%	3.2%	3.1%
Total Population (Including undercount) ²	59,843	62,352	64,862	67,371	69,880	72,390	74,899	77,409	79,918	82,428
	2,509	2,509	2,509	2,509	2,509	2,509	2,509	2,509	2,509	2,509
% Increase	4.4%	4.2%	4.0%	3.9%	3.7%	3.6%	3.5%	3.4%	3.2%	3.1%
Population Growth (EXCLUDING Undercount)	2022 to 2031 Growth									24,401
Population Growth (INCLUDING Undercount)	2022 to 2031 Growth									25,094

Projected Population Growth & Annual Growth (Beyond 10 Years to Build Out)

Growth Item	Projections to Build Out									
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Census Population (Excluding undercount) ¹	82,441	84,731	87,020	89,310	91,600	93,889	96,179	98,469	100,759	103,048
	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
% Increase	2.9%	2.8%	2.7%	2.6%	2.6%	2.5%	2.4%	2.4%	2.3%	2.3%
Total Population (Including undercount) ²	84,782	87,137	89,492	91,846	94,201	96,556	98,911	101,265	103,620	105,975
	2,355	2,355	2,355	2,355	2,355	2,355	2,355	2,355	2,355	2,355
% Increase	2.9%	2.8%	2.7%	2.6%	2.6%	2.5%	2.4%	2.4%	2.3%	2.3%
Population Growth (EXCLUDING Undercount)	2032 to 2051 Growth									22,897
Population Growth (INCLUDING Undercount)	2032 to 2041 Growth									23,547

APPENDIX B: GROWTH PROJECTIONS

Projected Employment Population & Floor Space Growth (Next 10 Years)

Growth Item	10-Year Development Charges Study Period									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Employment Population¹	18,389	18,747	19,106	19,465	19,823	20,182	20,541	20,899	21,258	21,617
Increase	359	359	359	359	359	359	359	359	359	359
% Increase	2.0%	2.0%	1.9%	1.9%	1.8%	1.8%	1.8%	1.7%	1.7%	1.7%
Total Employment Population Growth for Period	2022 to 2031 Growth									3,587
Annual Employment Population Growth by Sector										
Major Office	12	12	12	12	12	12	12	12	12	12
Population Related	154	154	154	154	154	154	154	154	154	154
Employment Land	177	177	177	177	177	177	177	177	177	177
Rural	16	16	16	16	16	16	16	16	16	16
Annual Employment Pop Growth	359	359	359	359	359	359	359	359	359	359
Employment Population Growth for Period	2022 to 2031 Growth									3,587
³Annual Gross Floor Area (GFA) Growth by Sector (ft²)										
Major Office	4,804	4,804	4,804	4,804	4,804	4,804	4,804	4,804	4,804	4,804
Population Related	61,524	61,524	61,524	61,524	61,524	61,524	61,524	61,524	61,524	61,524
Employment Land	176,831	176,831	176,831	176,831	176,831	176,831	176,831	176,831	176,831	176,831
Rural	-	-	-	-	-	-	-	-	-	-
Total Annual GFA Growth (sf)	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159
GFA Growth (sf) for Period	2022 to 2031 Growth									2,431,593
⁴Gross Floor Area (GFA) Per Employee (ft²/employee)										
Major Office	400	400	400	400	400	400	400	400	400	400
Population Related	400	400	400	400	400	400	400	400	400	400
Employment Land	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Rural	-	-	-	-	-	-	-	-	-	-

1. Employment Population in 2006 from 2009 DC Study Appendix A Schedule 9. 2016 and 2021 from Niagara Region MCR Growth Allocation Update to 2051 Table 21. 2041 Interpolated from 2051 population of 28,790 (Table 1 Niagara Region OP Appendix 3). Interpolation between years.

2. Employment Growth Between 2021 & 2041 by Employment Type from Niagara Region Official Plan, Appendix 3 - PDS 41-2021, 2051 Land Needs Assessment Table 14, Dec 2021

Employment Type	2021 to 2051 Growth	% of Growth
Major Office	360	3%
Population Related	4,610	43%
Employment Land	5,300	49%
Rural	480	4%
Total	10,750	100%

3. GFA Projections determined by multiplying the respective employment population by the GFA per employee

4. GFA Per Employee is from 2019 DC Study

APPENDIX B: GROWTH PROJECTIONS

NORTHWEST PROJECTIONS

Projected Number of Households & Annual Increase (10 Years)

Growth Item	10-Year Development Charges Study Period									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Total Population (Including undercount) ¹	-	-	-	-	-	185	370	554	739	924
	-	-	-	-	-	185	185	185	185	185
% Increase							100.0%	50.0%	33.3%	25.0%
Population Growth (INCLUDING Undercount)	2022 to 2031 Growth									924

1. Northwest Welland Secondary Plan Fiscal Impact Analysis, May 2020, Table1 adjusted based on latest application activity recorded by City. Interpolation in between years. Assumes 10-year build out starting 2027 with 50% of units to be built by 2031. Assumes buildout between 2027 and 2037

Projected Number of Households & Annual Increase (Beyond 10 Years to Build Out)

Growth Item	Projections to Build Out									
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Population (Including undercount) ¹	924	924	924	924	924	1,109	1,294	1,478	1,663	1,848
	-	-	-	-	-	185	185	185	185	185
% Increase	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	16.7%	14.3%	12.5%	11.1%
Population Growth (INCLUDING Undercount)	2032 to 2041 Growth									924

1. Northwest Welland Secondary Plan Fiscal Impact Analysis, May 2020, Table1 adjusted based on latest application activity recorded by City. Interpolation in between years. Assumes 10-year build out starting

Projected Population & Annual Growth (10 Years)

Growth Item	10-Year Development Charges Study Period									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Total Population (Including undercount) ¹	-	-	-	-	-	430	859	1,289	1,718	2,148
	-	-	-	-	-	430	430	430	430	430
% Increase							100.0%	50.0%	33.3%	25.0%
Population Growth (INCLUDING Undercount)	2022 to 2031 Growth									2,148

1. Northwest Welland Secondary Plan Fiscal Impact Analysis, May 2020, Table1 adjusted based on latest application activity recorded by City. Interpolation in between years. Assumes 10-year build out starting 2027 with 50% of units to be built by 2031 and 2.32 PPU (2021 Stats Can)

2. Population based on PPU from 2021 Statistics Canada Census data Table 98-10-0041-01

Projected Population Growth & Annual Growth (Beyond 10 Years to Build Out)

Growth Item	Projections to Build Out									
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Population (Including undercount) ¹	2,148	2,148	2,148	2,148	2,148	2,591	3,034	3,478	3,921	4,364
	-	-	-	-	-	443	443	443	443	443
% Increase	0.0%	0.0%	0.0%	0.0%	0.0%	20.6%	17.1%	14.6%	12.7%	11.3%
Population Growth (INCLUDING Undercount)	2032 to 2041 Growth									2,216

APPENDIX B: GROWTH PROJECTIONS

Projected Employment Population & Floor Space Growth (Next 10 Years)

Growth Item	10-Year Development Charges Study Period									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Employment Population¹	-	-	-	-	-	14	27	41	54	68
Increase	-	-	-	-	-	14	14	14	14	14
% Increase							100.0%	50.0%	33.3%	25.0%
Total Employment Population Growth for Period	2022 to 2031 Growth									68
<u>²Employment Population by Sector</u>										
Major Office	-	-	-	-	-	-	-	-	-	-
% Increase										
Population Related	-	-	-	-	-	14	27	41	54	68
% Increase						14	14	14	14	14
Employment Land	-	-	-	-	-	-	-	-	-	-
% Increase										
Rural	-	-	-	-	-	-	-	-	-	-
% Increase										
Annual Employment Population Growth by Sector										
Major Office	-	-	-	-	-	-	-	-	-	-
Population Related	-	-	-	-	-	14	14	14	14	14
Employment Land	-	-	-	-	-	-	-	-	-	-
Rural	-	-	-	-	-	-	-	-	-	-
Annual Employment Pop Growth	-	-	-	-	-	14	14	14	14	14
Employment Population Growth for Period	2022 to 2031 Growth									68
<u>³Annual Gross Floor Area (GFA) Growth by Sector (ft²)</u>										
Major Office	-	-	-	-	-	-	-	-	-	-
Population Related	-	-	-	-	-	5,118	5,118	5,118	5,118	5,118
Employment Land	-	-	-	-	-	-	-	-	-	-
Rural	-	-	-	-	-	-	-	-	-	-
Total Annual GFA Growth (sf)	-	-	-	-	-	5,118	5,118	5,118	5,118	5,118
GFA Growth (sf) for Period	2022 to 2031 Growth									25,588
<u>⁴Gross Floor Area (GFA) Per Employee (ft²/employee)</u>										
Major Office										
Population Related	376	376	376	376	376	376	376	376	376	376
Employment Land										
Rural										

1. Northwest Welland Secondary Plan Fiscal Impact Analysis, May 2020, Table1. Interpolation in between years. Assumes 10-year build out starting 2027

2. Assumes all Employment Population is population related for mixed use

3. GFA Projections determined by multiplying the respective employment population by the GFA per employee

4. GFA Per Employee is from Northwest Welland Secondary Plan Fiscal Impact Analysis, May 2020, Table1. Assumes 10-year build out starting 2027

Appendix C

Historical Service Level Calculations

Appendix C-1
Table 1
City of Welland
Calculation of Service Standards
Parks & Recreation (Developed Parkland)

Unit Measure: Value of Developed Parkland Per Capita
Inventory (Hectares/Sq. Ft.) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ ft or hectare)	2022 Replacement Value
PARKS & CANAL (Hectare)												
Neighbourhood Park	66.33	67.34	68.37	69.41	70.47	71.54	72.63	73.74	74.86	76.00	\$ 29,405	\$ 2,234,780
Community Park (City Wide)	48.01	48.74	49.48	50.23	51.00	51.77	52.56	53.36	54.18	55.00	\$ 29,405	\$ 1,617,275
City Wide Park (Regional)	152.74	155.07	157.43	159.83	162.26	164.73	167.24	169.79	172.38	175.00	\$ 29,405	\$ 5,145,875
Rec Canal Water Surface	80.30	81.52	82.76	84.02	85.30	86.60	87.92	89.26	90.62	92.00	\$ 29,405	\$ 2,705,260
Recreational Canal Corridor (Canal Lands): in Hectares	211.22	214.44	217.71	221.02	224.39	227.80	231.27	234.79	238.37	242.00	\$ 29,405	\$ 7,116,010
												\$ -
CEMETARIES (Hectare)												
Woodlawn Cemetary: Garage/Storage/Washroom	464.34	471.41	478.59	485.88	493.28	500.79	508.42	516.16	524.02	532.00	\$ 29,405	\$ 15,643,460
Woodlawn Cemetary: Storage Shed	314.22	319.00	323.86	328.79	333.80	338.88	344.04	349.28	354.60	360.00	\$ 29,405	\$ 10,585,800
Doans Ridge Cemetary: Garage/Storage	268.83	272.92	277.08	281.30	285.58	289.93	294.35	298.83	303.38	308.00	\$ 29,405	\$ 9,056,740
												\$ -
PARK BUILDINGS (Sq. Ft.)												
Burgar Park: Changehouse & Canteen	1,846.02	1,874.13	1,902.67	1,931.65	1,961.06	1,990.93	2,021.25	2,052.03	2,083.28	2,115.00	\$ 300	\$ 634,500
Burgar Park: Gatehouse	73.32	74.43	75.57	76.72	77.89	79.07	80.28	81.50	82.74	84.00	\$ 200	\$ 16,800
Chippawa Park: Equipment Storage & Lunch Room	1,895.77	1,924.64	1,953.95	1,983.71	2,013.91	2,044.58	2,075.72	2,107.33	2,139.42	2,172.00	\$ 200	\$ 434,400
Chippawa Park: Lawn Bowling Clubhouse	932.17	946.37	960.78	975.41	990.27	1,005.35	1,020.66	1,036.20	1,051.98	1,068.00	\$ 200	\$ 213,600
Chippawa Park: Lawn Bowling Storage	104.74	106.33	107.95	109.60	111.27	112.96	114.68	116.43	118.20	120.00	\$ 200	\$ 24,000
Chippawa Park: Pavillion 1	1,047.39	1,063.34	1,079.53	1,095.97	1,112.66	1,129.60	1,146.81	1,164.27	1,182.00	1,200.00	\$ 200	\$ 240,000
Chippawa Park: Pavillion 2	1,047.39	1,063.34	1,079.53	1,095.97	1,112.66	1,129.60	1,146.81	1,164.27	1,182.00	1,200.00	\$ 200	\$ 240,000
Cooks Mills Park: Storage and Change Rooms	1,073.57	1,089.92	1,106.52	1,123.37	1,140.48	1,157.84	1,175.48	1,193.38	1,211.55	1,230.00	\$ 200	\$ 246,000
Maple Park: Changehouse and Pool Building	5,140.93	5,219.21	5,298.69	5,379.39	5,461.31	5,544.47	5,628.91	5,714.63	5,801.65	5,890.00	\$ 300	\$ 1,767,000
Memorial Park: Fountain Pumphouse	87.28	88.61	89.96	91.33	92.72	94.13	95.57	97.02	98.50	100.00	\$ 200	\$ 20,000
Memorial Park: Pavillion 1	1,413.97	1,435.51	1,457.37	1,479.56	1,502.09	1,524.97	1,548.19	1,571.76	1,595.70	1,620.00	\$ 200	\$ 324,000
Memorial Park: Pavillion 2	1,413.97	1,435.51	1,457.37	1,479.56	1,502.09	1,524.97	1,548.19	1,571.76	1,595.70	1,620.00	\$ 200	\$ 324,000
Memorial Park: Pavillion 3	549.88	558.25	566.75	575.38	584.15	593.04	602.07	611.24	620.55	630.00	\$ 200	\$ 126,000
Memorial Park: Pavillion 4	549.88	558.25	566.75	575.38	584.15	593.04	602.07	611.24	620.55	630.00	\$ 200	\$ 126,000
Memorial Park: Pavillion 5	549.88	558.25	566.75	575.38	584.15	593.04	602.07	611.24	620.55	630.00	\$ 200	\$ 126,000
Plymouth Park: Changehouse	1,579.81	1,603.87	1,628.29	1,653.09	1,678.26	1,703.82	1,729.77	1,756.11	1,782.85	1,810.00	\$ 200	\$ 362,000
Plymouth Park: Gatehouse	251.37	255.20	259.09	263.03	267.04	271.10	275.23	279.42	283.68	288.00	\$ 200	\$ 57,600
St George Park: Pavillion 1	1,099.76	1,116.50	1,133.51	1,150.77	1,168.29	1,186.08	1,204.15	1,222.48	1,241.10	1,260.00	\$ 200	\$ 252,000
St George Park: Pavillion 2	1,005.49	1,020.80	1,036.35	1,052.13	1,068.15	1,084.42	1,100.93	1,117.70	1,134.72	1,152.00	\$ 200	\$ 230,400
Glenwood Park: Washroom and Maintenance/Storage Building	436.41	443.06	449.80	456.65	463.61	470.67	477.84	485.11	492.50	500.00	\$ 300	\$ 150,000
Glenwood Park: Storage Building	125.69	127.60	129.54	131.52	133.52	135.55	137.62	139.71	141.84	144.00	\$ 200	\$ 28,800
Canal Trail Bathroom (Merritt Island)	41.90	42.53	43.18	43.84	44.51	45.18	45.87	46.57	47.28	48.00	\$ 300	\$ 14,400
Ampitheatre	349.13	354.45	359.84	365.32	370.89	376.53	382.27	388.09	394.00	400.00	\$ 350	\$ 140,000
Total	24,222	24,591	24,965	25,345	25,731	26,123	26,521	26,925	27,335	27,751		
Total Value \$	\$ 52,546,288	\$ 53,346,486	\$ 54,158,869	\$ 54,983,623	\$ 55,820,937	\$ 56,671,002	\$ 57,534,012	\$ 58,410,165	\$ 59,299,660	\$ 60,202,700		

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Value Per Capita	\$ 1,002.06	\$ 1,010.86	\$ 1,019.78	\$ 1,028.82	\$ 1,037.99	\$ 1,040.04	\$ 1,042.28	\$ 1,044.69	\$ 1,047.29	\$ 1,050.05	\$ 1,032.39
Service Level Cap											
Forecast Population Growth (2022 to 2031)	10-Year										
Average Service Level (\$ per Capita)	25,094										
Service Level Cap	\$ 1,032.39										
	\$25,906,936										

Appendix C-1
Table 2
City of Welland
Calculation of Service Standards
Parks & Recreation (Trails)

Unit Measure: Value of Facilities Per Capita
Inventory (Hectares) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ft2)	2022 Replacement Value
TRAIL SYSTEM (Hectare)												\$ -
Primary Trail Network in KM (28.9 km = 2890 hectares)	2,522.46	2,560.87	2,599.87	2,639.46	2,679.66	2,720.46	2,761.89	2,803.95	2,846.65	2,890.00	\$ 29,405	\$ 84,980,450
Park Pathways in KM (7.5 km = 750 hectares)	655	665	675	685	695	706	717	728	739	750	\$ 29,405	\$ 22,053,750
												\$ -
Recreational Canal Corridor (Canal Lands): in Hectares	211	214	218	221	224	228	231	235	238	242	\$ 29,405	\$ 7,116,010
Total	3,388.30	3,439.90	3,492.28	3,545.46	3,599.45	3,654.27	3,709.92	3,766.41	3,823.77	3,882.00		
Total Value \$	\$ 99,632,904	\$ 101,150,156	\$ 102,690,514	\$ 104,254,329	\$ 105,841,958	\$ 107,453,765	\$ 109,090,117	\$ 110,751,387	\$ 112,437,957	\$ 114,150,210		

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Value Per Capita	\$ 1,900.00	\$ 1,916.69	\$ 1,933.61	\$ 1,950.75	\$ 1,968.12	\$ 1,972.02	\$ 1,976.26	\$ 1,980.84	\$ 1,985.76	\$ 1,990.99	\$ 1,957.51

Service Level Cap	10-Year
Forecast Population Growth (2022 to 2031)	25,094
Average Service Level (\$ per Capita)	\$ 1,957.51
Service Level Cap	\$49,122,086

Appendix C-1
Table 3
City of Welland
Calculation of Service Standards
Parks & Recreation (Parks Vehicles)

Unit Measure: Value of Vehicles Per Capita
Inventory (No. of Vehicles) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)	2022 Replacement Value
Park Equipment												
Trucks (Heavy Duty)	1	1	1	1	1	1	1	1	1	1	\$ 178,000	\$ 178,000
Trucks - Chipper	1	1	1	1	1	1	1	1	1	1	\$ 129,000	\$ 129,000
Trucks - One Ton Dump	2	2	2	2	2	2	2	2	2	2	\$ 68,500	\$ 137,000
Trucks - Pickup, 1/2 Ton	5	5	5	5	5	5	5	5	5	5	\$ 48,000	\$ 240,000
Trucks - Pickup, 3/4 Ton	6	6	6	6	6	6	6	6	6	6	\$ 53,000	\$ 318,000
Trucks - Aerial	1	1	1	1	1	1	1	1	1	1	\$ 335,000	\$ 335,000
Back Hoes	1	1	1	1	1	1	1	1	1	1	\$ 162,000	\$ 162,000
Sweeper - Self Propelled	1	1	1	1	1	1	1	1	1	1	\$ 215,000	\$ 215,000
Tractor, full sized	3	3	3	3	3	3	3	3	3	3	\$ 84,000	\$ 252,000
Utility Tractor	5	5	5	5	5	5	5	5	5	5	\$ 59,000	\$ 295,000
Front Mount mower	8	8	8	8	8	8	8	8	8	8	\$ 38,000	\$ 304,000
Zero Turn mower	5	5	5	5	5	5	5	5	5	5	\$ 26,000	\$ 130,000
Ice Resurfacing	2	2	2	2	2	2	2	2	2	2	\$ 125,000	\$ 250,000
Misc (Floats)	1	1	1	1	1	1	1	1	1	1	\$ 39,000	\$ 39,000
Trailers - (Light Duty)	10	10	10	10	10	10	10	10	10	10	\$ 8,000	\$ 80,000
Trailers - Canteen type	1	1	1	1	1	1	1	1	1	1	\$ 74,000	\$ 74,000
Trailers - Travelling stage	1	1	1	1	1	1	1	1	1	1	\$ 215,000	\$ 215,000
Rollers - including Rubber Tire Type	1	1	1	1	1	1	1	1	1	1	\$ 49,000	\$ 49,000
Portable Generators (Light Duty)	3	3	3	3	3	3	3	3	3	3	\$ 5,500	\$ 16,500
Water Pumps	3	3	3	3	3	3	3	3	3	3	\$ 6,300	\$ 18,900
Canal Lands												\$ -
Wakeless vessel	11	11	11	11	11	11	11	11	11	11	\$ 27,000	\$ 297,000
Zodiac type boat	8	8	8	8	8	8	8	8	8	8	\$ 3,200	\$ 25,600
Truck - Pick Up 1/2 Ton	1	1	1	1	1	1	1	1	1	1	\$ 48,000	\$ 48,000
Truck - Pick Up 3/4 Ton	2	2	2	2	2	2	2	2	2	2	\$ 53,000	\$ 106,000
Trailers - Medium Duty	8	8	8	8	8	8	8	8	8	8	\$ 9,500	\$ 76,000
Facilities												\$ -
Trucks - Pickup Facilities	1	1	1	1	1	1	1	1	1	1	\$ 48,000	\$ 48,000
Vans - Cargo Type - Facilities	4	4	4	4	4	4	4	4	4	4	\$ 54,000	\$ 216,000
Total Units	96	96	96	96	96	96	96	96	96	96		
Total Value \$	\$ 4,254,000	\$ 4,254,000	\$ 4,254,000	\$ 4,254,000	\$ 4,254,000	\$ 4,254,000	\$ 4,254,000	\$ 4,254,000	\$ 4,254,000	\$ 4,254,000	\$ 4,254,000	

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Value Per Capita	\$ 81.12	\$ 80.61	\$ 80.10	\$ 79.60	\$ 79.10	\$ 78.07	\$ 77.06	\$ 76.08	\$ 75.13	\$ 74.20	\$ 78.11

10 Year Funding Envelope Calculation

Service Level Cap	
Forecast Population Growth (2022 to 2031)	25,094
Average Service Level (\$ per Capita)	\$ 78.11
Service Level Cap	\$ 1,960,066

Appendix C-1
Table 4
City of Welland
Calculation of Service Standards
Parks & Recreation (Facilities)

Unit Measure: Value of Building Area Per Capita
Inventory (Acres/Sq. Ft.) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ ft or acre)	2022 Replacement Value
ARENAS (Sq. Ft.)												\$ -
Main Arena (King St.)	52,700	46,717	47,428	48,151	48,884	49,628	50,384	51,151	51,930	52,721	\$ 350	\$ 18,452,350
Youth Arena (King St.)	27,400	22,688	23,034	23,384	23,740	24,102	24,469	24,842	25,220	25,604	\$ 350	\$ -
SPORT FACILITIES (Sq. Ft.)												\$ -
Young Sports Complex Facility		94,703	96,146	97,610	99,096	100,605	102,137	103,693	105,272	106,875	\$ 325	\$ 34,734,375
Sports Complex (Quaker Road Baseball Complex)	5,125	17,302	17,566	17,833	18,105	18,381	18,660	18,945	19,233	19,526	\$ 325	\$ 6,345,950
North Course - Timing Tower	1,700	3,013	3,059	3,105	3,153	3,201	3,249	3,299	3,349	3,400	\$ 200	\$ 680,000
North Course - Athlete Centre		1,329	1,349	1,370	1,391	1,412	1,434	1,455	1,478	1,500	\$ 200	\$ 300,000
South Course - Rowing Club Timing Tower	1,700	975	990	1,005	1,020	1,035	1,051	1,067	1,084	1,100	\$ 200	\$ 220,000
WIFC - Flatwater Centre	6,066	9,747	9,896	10,046	10,199	10,355	10,512	10,672	10,835	11,000	\$ 350	\$ 3,850,000
Boat House		3,988	4,048	4,110	4,172	4,236	4,301	4,366	4,433	4,500	\$ 200	\$ 900,000
Rental Centre (2 Containers)		2,481	2,519	2,557	2,596	2,636	2,676	2,717	2,758	2,800	\$ 200	\$ 560,000
COMMUNITY CENTRES (Sq. Ft.)												\$ -
Cooks Mills Hall	1,800	1,825	1,853	1,881	1,910	1,939	1,969	1,999	2,029	2,060	\$ 325	\$ 669,500
Hooker Street Hall	2,100	3,132	3,179	3,228	3,277	3,327	3,377	3,429	3,481	3,534	\$ 325	\$ 1,148,550
Welland Community Wellness Complex	37,000	41,628	42,262	42,905	43,559	44,222	44,896	45,579	46,273	46,978	\$ 325	\$ 15,267,850
Merritt Island Community Resource Centre	6,400	5,671	5,757	5,845	5,934	6,025	6,116	6,209	6,304	6,400	\$ 325	\$ 2,080,000
Chippawa Park: Community Centre		1,994	2,024	2,055	2,086	2,118	2,150	2,183	2,216	2,250	\$ 325	\$ 731,250
POOLS & PARK SPLASH PADS (Sq. Ft.)												\$ -
Maple Pool (building and pool / deck area)	5,890	17,182	17,443	17,709	17,979	18,253	18,530	18,813	19,099	19,390	\$ 350	\$ 6,786,500
Rosie Smith Pool (building and pool / deck area)	3,324	14,908	15,135	15,365	15,599	15,837	16,078	16,323	16,572	16,824	\$ 350	\$ 5,888,400
Memorial Pool (building and pool / deck area)	4,980	15,031	15,260	15,492	15,728	15,968	16,211	16,458	16,709	16,963	\$ 350	\$ 5,937,050
Glenwood Park Splash Pad		2,215	2,249	2,283	2,318	2,353	2,389	2,426	2,463	2,500	\$ 350	\$ 875,000
Chippawa Park Splash Pad		2,215	2,249	2,283	2,318	2,353	2,389	2,426	2,463	2,500	\$ 350	\$ 875,000
CULTURE FACILITIES (Sq. Ft.)												\$ -
Market Building (New)		6,603	6,704	6,806	6,910	7,015	7,122	7,230	7,340	7,452	\$ 200	\$ 1,490,400
Market Building (Original / Heritage)		12,464	12,654	12,847	13,042	13,241	13,442	13,647	13,855	14,066	\$ 250	\$ 3,516,500
Total Land for Facilities (Acres)	120	120	120	120	120	120	120	120	120	120	\$ 505,857	\$ 60,702,840
												\$ -
												\$ -
												\$ -
												\$ -
Total Units	156,305	327,932	332,924	337,992	343,137	348,361	353,664	359,048	364,514	370,063		
Total Value \$	\$ 113,546,965	\$ 167,275,898	\$ 168,898,838	\$ 170,546,492	\$ 172,219,238	\$ 173,917,458	\$ 175,641,538	\$ 177,391,874	\$ 179,168,864	\$ 180,972,915		

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Value Per Capita	\$ 2,165.34	\$ 3,169.71	\$ 3,180.28	\$ 3,191.18	\$ 3,202.40	\$ 3,191.78	\$ 3,181.90	\$ 3,172.74	\$ 3,164.28	\$ 3,156.51	\$ 3,077.61

10 Year Funding Envelope Calculation

Service Level Cap	
Forecast Population Growth (2022 to 2031)	25,094
Average Service Level (\$ per Capita)	\$ 3,077.61
Service Level Cap	\$ 77,230,293

Appendix C-2
Table 1
City of Welland
Calculation of Service Standards
Library (Facilities)

Unit Measure: Value of Building Area Per Capita
Inventory (Square Feet - ft2) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ft2)	2022 Replacement Value
Main Library	34,200	34,200	34,200	34,200	34,200	34,200	34,200	34,200	34,200	34,200	\$ 275	\$ 9,412,573
Diamond Trail Branch Library ***					1,144	1,144	1,144	1,144	1,144	1,144	\$ 251	\$ 287,083
Seaway Mall Branch									5,069	5,069	\$ 275	\$ 1,393,975
Total	34,200	34,200	34,200	34,200	35,344	35,344	35,344	35,344	40,413	40,413		
Total Value \$	\$ 9,412,573	\$ 9,412,573	\$ 9,412,573	\$ 9,412,573	\$ 9,699,655	\$ 9,699,655	\$ 9,699,655	\$ 9,699,655	\$ 11,093,630	\$ 11,093,630		

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Value per Capita	\$ 179.50	\$ 178.36	\$ 177.23	\$ 176.12	\$ 180.36	\$ 178.01	\$ 175.72	\$ 173.48	\$ 195.92	\$ 193.49	\$ 180.82

Service Level Cap	10 Year
Forecast Population Growth (2022 to 2031)	25,094
Average Service Level (\$ per Capita)	\$ 180.82
Service Level Cap	\$ 4,537,555

Appendix C-2
Table 2
City of Welland
Calculation of Service Standards
Library (Materials)

**Unit Measure: Value of Library Collection Items Per Capita
Inventory (No. of Items) & Value**

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/unit)
Books	102,085	94,143	98,267	97,366	103,956	100,982	104,326	97,743	101,240	95,045	\$ 32
Reference books	3,206	3,100	3,132	2,871	3,082	6,680	4,501	3,164	3,128	3,462	\$ 150
Paperbacks	2,946	2,581	2,735	2,807	2,386	2,477	2,291	2,379	2,419	2,201	\$ 16
Microfilm			57	57	57	840	865	865	877	889	\$ 50
Videos	4,020	3,432	2,712	2,511	1,978	971	17	17	-	-	\$ 11
Laser discs					-						\$ -
Music cassettes					-						\$ -
CD-ROM	109	109			-						\$ -
Compact discs	2,674	2,807	2,821	2,838	2,889	3,084	3,018	2,306	2,544	2,233	\$ 16
Talking books					-						\$ -
Spoken word cassettes (CDs, Playaways)	1,160	1,021	969	1,013	1,219	1,283	1,599	1,508	1,705	1,869	\$ 41
DVDS	1,809	2,968	3,650	3,949	5,328	6,150	6,707	6,504	9,227	7,224	\$ 28
E-books - Consortium	5,755	12,398	16,612	28,142	44,970	53,450	227,711	115,202	133,218	133,218	\$ 7
E-books - Purchased				62	72	90	90	90	90	40	\$ 45
Database subscriptions	9	11	11	12	18	30	32	28	13	11	\$ 5,500
Magazines	103	156	151	132	143	152	147	130	119	109	\$ 70
Newspapers	6	7	7	8	10	16	16	11	9	12	\$ 300
Egames		31	72	119	165	203	286	450	779	655	\$ 55
Ereaders				5	5			1	1		\$ 88
Total	123,882	122,764	131,196	141,892	166,278	176,408	351,606	230,398	255,369	246,968	
Total Value \$	\$ 4,078,931	\$ 3,888,652	\$ 4,071,376	\$ 4,103,771	\$ 4,536,700	\$ 5,169,729	\$ 6,200,166	\$ 4,966,416	\$ 5,222,438	\$ 4,997,116	

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Value Per Capita	\$ 77.79	\$ 73.69	\$ 76.66	\$ 76.79	\$ 84.36	\$ 94.88	\$ 112.32	\$ 88.83	\$ 92.23	\$ 87.16	\$ 86.47

Service Level Cap	
Forecast Population Growth (2022 to 2031)	25,094
Average Service Level (\$ per Capita)	\$ 86.47
Service Level Cap	\$ 2,169,890

**Appendix C-3
Table 1
City of Welland
Calculation of Service Standards
Fire (Facilities)**

Unit Measure: Value of Building Area Per Capita & Employment
Inventory (Square Feet - ft²) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ft ²)	2022 Replacement Value
Station 3, Prince Charles	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	\$ 740	\$ 2,479,000
Station 2, King Street	10,675	10,675	10,675	10,675	10,675	10,675	10,675	10,675	10,675	10,675	\$ 710	\$ 7,579,250
Station 5, Rose Avenue	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	\$ 361	\$ 1,337,472
Station 4, Schisler	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	\$ 361	\$ 759,106
Station 1 (East Main St)	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$ 361	\$ 650,662
Total	21,625	21,625	21,625	21,625	21,625	21,625	21,625	21,625	21,625	21,625		
Total Value \$	\$ 12,805,490	\$ 12,805,490	\$ 12,805,490	\$ 12,805,490	\$ 12,805,490	\$ 12,805,490	\$ 12,805,490	\$ 12,805,490	\$ 12,805,490	\$ 12,805,490		

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Employment	17,700	17,715	17,730	17,745	17,760	17,814	17,868	17,922	17,976	18,030	
Total Historic Population & Employment	70,138	70,488	70,838	71,188	71,538	72,303	73,068	73,833	74,598	75,363	
Per Capita & Employment Service Level (\$/Capita & Employment)	\$ 182.57	\$ 181.67	\$ 180.77	\$ 179.88	\$ 179.00	\$ 177.11	\$ 175.25	\$ 173.44	\$ 171.66	\$ 169.92	\$ 177.13

Service Level Cap	
Forecast Population Growth (2022 to 2031)	25,094
Employment Forecast (2022 to 2031)	3,587
Total Forecast Population and Employment Growth	28,681
Average Service Level (\$ per Capita)	\$ 177.13
Service Level Cap	\$ 5,080,175

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Appendix C-3
Table 2
City of Welland
Calculation of Service Standards
Fire (Vehicles and Equipment)

Unit Measure: Value of Fire Protection Vehicles & Equipment (Units) Per Capita & Employment

Inventory (No. of Vehicles & Equipment) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Replacement Value	2022 Replacement Value
Pumpers - Career	2	2	2	2	2	2	2	2	2	2	\$ 975,000	\$ 1,950,000
Pumpers - Volunteer	2	1	1	1	1	1	1	1	1	1	\$ 950,000	\$ 950,000
Tanker - Volunteer		1	1	1	1	1	1	1	1	1	\$ 850,000	\$ 850,000
Pumpers - Reserve	2	2	3	3	3	3	3	3	3	3	\$ 950,000	\$ 2,850,000
Aerial Truck	1	1	1	1	1	1	1	1	1	1	\$ 1,700,000	\$ 1,700,000
Rescue Truck	2	2	2	2	2	2	2	2	2	2	\$ 850,000	\$ 1,700,000
Passenger Van	1	1	2	2	2	2	2	2	2	2	\$ 65,000	\$ 130,000
Van- Fire Prevention - Incident Laboratory/Office	1	1	1	1	1	1	1	1	1	1	\$ 105,000	\$ 105,000
Rehab and support vehicle - mobile command post	1	1	1	1	1	1	1	1	1	1	\$ 120,000	\$ 120,000
Pickup Truck	1	1	1	1	2	2	2	2	2	2	\$ 90,000	\$ 180,000
SUV - Command	2	2	2	2	2	2	2	2	2	2	\$ 85,000	\$ 170,000
SUV - Fire Prevention	1	1	1	1	1	1	1	1	1	1	\$ 85,000	\$ 85,000
SUV - Training Passenger	1	1	1	1	1	1	1	1	1	1	\$ 85,000	\$ 85,000
Rescue Boat	1	1	1	1	1	1	1	1	1	1	\$ 225,000	\$ 225,000
UTV and enclosed trailer										1	\$ 95,000	\$ 95,000
Bunker Gear & apparel	180	180	180	180	180	180	180	180	180	180	\$ 6,200	\$ 1,116,000
Bunker Gear drying, maint, testing equipment								3	4	4	\$ 6,500	\$ 26,000
Bunker gear cleaning and processing equipment							2	2	2	2	\$ 25,000	\$ 50,000
Foam Trailer	1	1	1	1	1	1	1	1	1	1	\$ 210,000	\$ 210,000
Rural water supply equip - pump/tanks	2	2	2	2	2	4	4	4	4	4	\$ 23,500	\$ 94,000
SCBA	70	70	69	68	65	65	72	72	72	72	\$ 12,500	\$ 900,000
SCBA air cylinders	192	192	192	192	190	185	185	185	185	185	\$ 2,490	\$ 460,575
SCBA facepieces	140	140	140	140	150	165	155	155	155	155	\$ 575	\$ 89,125
Breathing Air compressor	1	1	1	1	1	1	1	1	1	1	\$ 175,000	\$ 175,000
firefighting ladders	16	16	16	16	16	16	16	16	16	16	\$ 2,165	\$ 34,638
fire hose - attack	245	275	275	268	268	268	268	268	268	268	\$ 575	\$ 154,100
fire hose - supply	75	75	75	75	75	75	82	82	82	82	\$ 1,786	\$ 146,453
thermal imaging camera	7	7	7	7	7	7	9	9	9	9	\$ 10,824	\$ 97,419
extrication tools	5	5	5	5	6	6	6	6	6	6	\$ 27,061	\$ 162,365
portable VHF radios	24	24	24	24	24	24	24	24	24	24	\$ 5,000	\$ 120,000
emergency pagers	165	165	135	110	110	135	135	135	135	135	\$ 550	\$ 74,250
mobile VHF radios	17	17	17	17	18	19	20	20	20	20	\$ 5,200	\$ 104,000
vehicle mounted radio repeaters								2	5	5	\$ 45,000	\$ 225,000
radio tower repeater							1	1	1	1	\$ 75,000	\$ 75,000
CAD integrated transmitter VHF											\$ 75,000	\$ -
gas monitoring equipment	3	3	3	3	4	4	4	4	4	4	\$ 12,000	\$ 48,000
hazardous materials equipment	-	-	-	-	-	-	3	3	3	3	\$ 25,000	\$ 75,000
water rescue equipment	20	20	20	20	20	22	22	22	22	22	\$ 1,550	\$ 34,100
rope rescue equipment	4	4	4	4	4	2	2	2	2	2	\$ 18,500	\$ 37,000
ventilation equipment								4	6	6	\$ 8,500	\$ 51,000
highrise firefighting equipment									6	6	\$ 12,500	\$ 75,000
fire investigation equipment								4	4	4	\$ 10,000	\$ 40,000
												\$ -
												\$ -
												\$ -
Total	1,185	1,215	1,186	1,153	1,162	1,200	1,213	1,226	1,239	1,239		
Total Value \$	\$ 14,037,190	\$ 13,954,440	\$ 14,940,440	\$ 14,910,165	\$ 15,007,697	\$ 15,035,924	\$ 15,357,025	\$ 15,540,525	\$ 15,869,025	\$ 15,869,025		

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Employment	17,700	17,715	17,730	17,745	17,760	17,814	17,868	17,922	17,976	18,030	
Total Historic Population & Employment*	70,138	70,488	70,838	71,188	71,538	72,303	73,068	73,833	74,598	75,363	
Per Capita & Employment Service Level (\$/Capita & Employment)	\$ 200.14	\$ 197.97	\$ 210.91	\$ 209.45	\$ 209.79	\$ 207.96	\$ 210.17	\$ 210.48	\$ 212.73	\$ 210.57	\$ 208.02

Service Level Cap	
Forecast Population Growth (2022 to 2031)	25,094
Employment Forecast (2022 to 2031)	3,587
Total Forecast Population and Employment Growth	28,681
Average Service Level (\$ per Capita)	\$ 208.02
Service Level Cap	\$ 5,966,062

**Appendix C-3
Table 3
City of Welland
Calculation of Service Standards
Fire (Land)**

Unit Measure: Value of Land Per Capita & Employment
Inventory (Acres) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Unit Value (\$/acre)
Station 3, Prince Charles	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	\$ 505,857
Station 2, King Street	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$ 505,857
Station 5, Rose Avenue	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$ 505,857
Station 4, Schisler	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	\$ 505,857
Station 1 (East Main St)	7.78	7.78	7.78	7.78	7.78	7.78	7.78	7.78	7.78	7.78	\$ 505,857
Total	11.02	11.02	11.02	11.02	11.02	11.02	11.02	11.02	11.02	11.02	
Total Value \$	\$ 5,574,930	\$ 5,574,930	\$ 5,574,930	\$ 5,574,930	\$ 5,574,930	\$ 5,574,930	\$ 5,574,930	\$ 5,574,930	\$ 5,574,930	\$ 5,574,930	

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Employment	17,700	17,715	17,730	17,745	17,760	17,814	17,868	17,922	17,976	18,030	
Total Historic Population & Employment*	70,138	70,488	70,838	71,188	71,538	72,303	73,068	73,833	74,598	75,363	
Per Capita & Employment Service Level (\$/Capita & Employment)	\$ 79.48	\$ 79.09	\$ 78.70	\$ 78.31	\$ 77.93	\$ 77.10	\$ 76.30	\$ 75.51	\$ 74.73	\$ 73.97	\$ 77.11

Service Level Cap	
Forecast Population Growth (2022 to 2031)	25,094
Employment Forecast (2022 to 2031)	3,587
Total Forecast Population and Employment Growth	28,681
Average Service Level (\$ per Capita)	\$ 77.11
Service Level Cap	\$ 2,211,678

0

**Appendix C-4
Table 1
City of Welland
Calculation of Service Standards
Public Works (Vehicle)**

Unit Measure: Value of Vehicles and Equipment Units (with a useful life of 7 years or more) Per Capita and Employment Inventory (No. of Vehicles) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/unit)
One ton dump truck	3	3	3	3	3	3	3	3	3	3	\$ 55,500
Cars (Building and Planning)	4	4	4	4	4	4	4	4	4	4	\$ 23,000
Dump trucks	10	11	11	11	11	11	10	10	9	8	\$ 275,900
Pick up trucks, vans	36	36	36	36	36	36	36	36	36	36	\$ 33,000
Cars	5	5	5	5	5	5	5	5	5	5	\$ 23,000
Loaders	5	5	5	5	5	4	4	4	4	4	\$ 191,000
Backhoes	3	3	3	3	3	3	3	4	4	4	\$ 133,468
Tractor, full sized	1	1	1	1	1	1	2	3	3	3	\$ 71,000
Utility Tractor	1	1	1	1	1	1	1	2	2	2	\$ 51,000
Flusher, Sewer /Vac Truck	2	2	2	2	2	2	2	2	2	2	\$ 356,440
Trackless Vehicle	1	1	1	2	2	2	2	2	2	2	\$ 139,960
Street Sweeper	2	2	2	2	2	2	2	2	2	2	\$ 258,000
Grader	1	1	1	1	1	1	1	1	1	1	\$ 256,360
Spray Patcher / Road Patcher	1	1	1	1	2	2	2	2	2	2	\$ 198,000
Misc (Mixer, Hyd Power Unit, Sidewalk Grinder)	3	3	3	3	3	3	3	3	3	3	\$ 10,000
Skid Steer	1	1	1	1	1	1	1	-	-	-	\$ 37,539
Trailers - including utility	11	11	11	11	11	11	12	13	14	15	\$ 8,900
Forklift	2	2	2	2	2	2	2	2	2	2	\$ 30,000
Snow blower	1	2	2	2	2	1	1	1	1	1	\$ 48,000
Rollers - all including rubber tire	1	1	1	1	1	1	2	1	1	1	\$ 43,000
Rollers (included above)	2	2	2	2	2	1	1	1	1	1	\$ 63,000
Compressors	3	3	3	3	3	3	3	3	3	3	\$ 28,850
Portable Generators	5	5	5	5	5	4	4	4	5	5	\$ 3,800
Generators (Heavy Duty)	1	1	1	1	1	1	1	1	1	1	\$ 37,500
Generators (Medium Duty)	4	4	4	4	4						\$ 3,533
Pumps	10	10	10	10	10	10	10	10	10	10	\$ 6,300
Plate tamper	1	1	1	1	1	1	1	1	1	1	\$ 20,978
Cut off Saws	4	4	4	4	4	4	4	5	5	5	\$ 1,800
Steamers	2	2	2	2	2	2	2	2	2	2	\$ 18,500
Pulverizer 458-0	-	1	1	1	1	1	1	1	1	1	\$ 93,000
Total	127	130	130	131	132	124	126	129	130	130	
Total Value \$	\$ 8,408,903	\$ 8,825,803	\$ 8,825,803	\$ 8,965,763	\$ 9,163,763	\$ 8,843,830	\$ 8,690,830	\$ 8,876,460	\$ 8,613,260	\$ 8,346,260	

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population*	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Employment*	17,700	17,715	17,730	17,745	17,760	17,814	17,868	17,922	17,976	18,030	
Total Historic Population & Employment*	70,138	70,488	70,838	71,188	71,538	72,303	73,068	73,833	74,598	75,363	
Value Per (Capita & Employment)	\$ 119.89	\$ 125.21	\$ 124.59	\$ 125.94	\$ 128.10	\$ 122.32	\$ 118.94	\$ 120.22	\$ 115.46	\$ 110.75	\$ 121.14

Service Level Cap	
Forecast Population Growth (2022 to 2031)	25,094
Employment Forecast (2022 to 2031)	3,587
Total Forecast Population and Employment Growth	28,681
Average Service Level (\$ per Capita/Employment)	\$ 121.14
Service Level Cap	\$ 3,474,463

**Appendix C-4
Table 2
City of Welland
Calculation of Service Standards
Public Works (Buildings)**

Unit Measure: Value of Building Area Per Capita & Employment
Inventory (Square Feet - ft²) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ft ²)	2022 Replacement Value
Municipal Service Centre	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200	\$ 236	\$ 17,988,426
Total	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200.0	\$ -
Total Value \$	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426		

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Employment	17,700	17,715	17,730	17,745	17,760	17,814	17,868	17,922	17,976	18,030	
Total Historic Population & Employment*	70,138	70,488	70,838	71,188	71,538	72,303	73,068	73,833	74,598	75,363	
Per Capita & Employment Service Level (\$/Capita & Employment)	\$ 256.47	\$ 255.20	\$ 253.94	\$ 252.69	\$ 251.45	\$ 248.79	\$ 246.19	\$ 243.64	\$ 241.14	\$ 238.69	\$ 248.82

Service Level Cap	
Forecast Population Growth (2022 to 2031)	25,094
Employment Forecast (2022 to 2031)	3,587
Total Forecast Population and Employment Growth	28,681
10-Year Average Service Level (\$ per Capita)	\$ 248.82
Service Level Cap	\$ 7,136,342

Appendix C-5
Table 1
City of Welland
Calculation of Service Standards
Roads and Related (Roads)

Unit Measure: \$/km
Inventory (No. Km) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
Asphalt Paved (calculated at \$1050/linear metre)(approx 9m wide)	384	384	384	384	384	384	384	384	392	395	\$ 1,050,000
Bituminous Surface Treated (tar & chip)(calc. at \$120/linear metre)(approx. 8m wide)	196	196	196	196	196	196	196	196	196	196	\$ 120,000
Total	580	580	580	580	580	580	580	580	588	591	
Total Value \$	\$ 426,720,000	\$ 426,720,000	\$ 426,720,000	\$ 426,720,000	\$ 426,720,000	\$ 426,720,000	\$ 426,720,000	\$ 426,720,000	\$ 435,120,000	\$ 438,270,000	

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Employment	17,700	17,715	17,730	17,745	17,760	17,814	17,868	17,922	17,976	18,030	
Total Historic Population & Employment*	70,138	70,488	70,838	71,188	71,538	72,303	73,068	73,833	74,598	75,363	
Value Per (Capita & Employment)	\$ 6,083.98	\$ 6,053.78	\$ 6,023.87	\$ 5,994.25	\$ 5,964.93	\$ 5,901.82	\$ 5,840.02	\$ 5,779.51	\$ 5,832.84	\$ 5,815.43	\$ 5,929.04

Service Level Cap	
Forecast Population Growth (2022 to 2031)	25,094
Employment Forecast (2022 to 2031)	3,587
Total Forecast Population and Employment Growth	28,681
Average Service Level (\$ per Capita/Employment)	\$ 5,929.04
Service Level Cap	\$ 170,050,253

Appendix C-5
Table 2
City of Welland
Calculation of Service Standards
Roads and Related (Bridges and Culverts)

Unit Measure: \$/unit
Inventory (No. Units) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/unit)
South Pelham, Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 700,000
Colbeck Drive Bridge	1	1	1	1	1	1	1	1	1	1	\$ 750,000
Draper's Creek Culvert	1	1	1	1	1	1	1	1	1	1	\$ 700,000
Canal Bank Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 8,900,000
Forks Road Bridge	1	1	1	1	1	1	1	1	1	1	\$15,000,000
Kingsway Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 400,000
Bigger Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 500,000
Lyon's Creek Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 350,000
Pearson Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 1,000,000
Welland River Siphon - West Portal Pedestrian Deck	1	1	1	1	1	1	1	1	1	1	\$ 250,000
Welland River Siphon - West Portal Vehicular Deck	1	1	1	1	1	1	1	1	1	1	\$ 7,500,000
Welland River Siphon - East Portal Vehicular Deck	1	1	1	1	1	1	1	1	1	1	\$ 7,500,000
Welland River Siphon - East Portal Pedestrian Deck	1	1	1	1	1	1	1	1	1	1	\$ 2,500,000
Total	13	13	13	13	13	13	13	13	13	13	
Total Value \$	\$ 46,050,000	\$46,050,000	\$46,050,000	\$46,050,000	\$46,050,000	\$46,050,000	\$46,050,000	\$46,050,000	\$46,050,000	\$46,050,000	

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Employment	17,700	17,715	17,730	17,745	17,760	17,814	17,868	17,922	17,976	18,030	
Total Historic Population & Employment	70,138	70,488	70,838	71,188	71,538	72,303	73,068	73,833	74,598	75,363	
Value Per (Capita & Employment)	\$ 656.56	\$ 653.30	\$ 650.07	\$ 646.88	\$ 643.71	\$ 636.90	\$ 630.23	\$ 623.70	\$ 617.31	\$ 611.04	\$ 636.97

Service Level Cap	
Forecast Population Growth (2022 to 2031)	25,094
Employment Forecast (2022 to 2031)	3,587
Total Forecast Population and Employment Growth	28,681
Average Service Level (\$ per Capita/Employment)	\$ 636.97
Service Level Cap	\$ 18,268,889

Appendix C-5
Table 3
City of Welland
Calculation of Service Standards
Roads and Related (Sidewalks and Streetlights)

Unit Measure: \$/km & unit)

Inventory (No. Km & Units) & Value

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km and units)
Sidewalks											
Total (calculated at \$200/linear metre) (accounts for 1.5 - 1.8m wide sidewalk with sod restore)	320	320	320	320	320	320	320	320	320	339	\$ 200,000
Streetlights											
COBRA STYLE	4,300	4,300	4,300	4,300	4,300	4,300	4,365	4,365	4,384	4,400	\$ 448
Decorative Cobra STYLE	2,150	2,150	2,150	2,150	2,150	2,150	2,190	2,240	2,285	2,350	\$ 438
LED Decorative Globe STYLE	234	234	234	234	234	234	234	234	234	238	\$ 625
Total	13,688	13,688	13,688	13,688	13,688	13,688	13,898	13,998	14,126	14,315	
Total Value \$	\$ 71,526,273	\$ 71,526,273	\$ 71,526,273	\$ 71,526,273	\$ 71,526,273	\$ 71,526,273	\$ 71,643,792	\$ 71,699,447	\$ 71,770,874	\$ 75,666,394	

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	52,438	52,773	53,108	53,443	53,778	54,489	55,200	55,911	56,622	57,333	
Employment	17,700	17,715	17,730	17,745	17,760	17,814	17,868	17,922	17,976	18,030	
Total Historic Population & Employment	70,138	70,488	70,838	71,188	71,538	72,303	73,068	73,833	74,598	75,363	
Value Per (Capita & Employment)	\$ 1,019.79	\$ 1,014.73	\$ 1,009.71	\$ 1,004.75	\$ 999.83	\$ 989.26	\$ 980.51	\$ 971.10	\$ 962.10	\$ 1,004.02	\$ 995.58

Service Level Cap	
Forecast Population Growth (2022 to 2031)	25,094
Employment Forecast (2022 to 2031)	3,587
Total Forecast Population and Employment Growth	28,681
Average Service Level (\$ per Capita/Employment)	\$ 995.58
Service Level Cap	\$ 28,554,104

Appendix D

Net Capital Growth to be Recovered from Development Charges

Appendix D-1

Table 1

City of Welland

General Government - Admin Studies

Capital Costs Included in Development Charges Calculation

Increased Service Needs due to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less:	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing Development							Residential Share	Non-Res. Share
					\$	%							
			\$ -	\$ -	\$ -		\$ -		\$ -				
Official Plan Update	2022	\$ 150,000	\$ -	\$ 150,000	\$ 15,000	10%	\$ 135,000		\$ 135,000				
New Official Plan	2027-2028	\$ 200,000	\$ -	\$ 200,000	\$ 20,000	10%	\$ 180,000		\$ 180,000				
New Comprehensive Zoning By-law	2023-2024	\$ 150,000	\$ -	\$ 150,000	\$ 15,000	10%	\$ 135,000		\$ 135,000				
Affordable Housing CIP	2022	\$ 100,000	\$ -	\$ 100,000	\$ 10,000	10%	\$ 90,000		\$ 90,000				
Update to Affordable Housing CIP	2027	\$ 75,000	\$ -	\$ 75,000	\$ 7,500	10%	\$ 67,500		\$ 67,500				
New Downtown CIP	2024	\$ 110,000	\$ -	\$ 110,000	\$ 11,000	10%	\$ 99,000		\$ 99,000				
Update Downtown CIP	2029	\$ 75,000	\$ -	\$ 75,000	\$ 7,500	10%	\$ 67,500		\$ 67,500				
New Gateway CIP	2025	\$ 115,000	\$ -	\$ 115,000	\$ 11,500	10%	\$ 103,500		\$ 103,500				
Update Gateway CIP	2029	\$ 75,000	\$ -	\$ 75,000	\$ 7,500	10%	\$ 67,500		\$ 67,500				
Update Brownfield CIP	2024	\$ 70,000	\$ -	\$ 70,000	\$ 7,000	10%	\$ 63,000		\$ 63,000				
New Brownfield CIP	2028	\$ 125,000	\$ -	\$ 125,000	\$ 12,500	10%	\$ 112,500		\$ 112,500				
Asset Management Plan	2022-2031	\$ 500,000	\$ -	\$ 500,000	\$ 450,000	90%	\$ 50,000		\$ 50,000				
DC Updates	2022-2031	\$ 300,000	\$ -	\$ 300,000	\$ -	0%	\$ 300,000		\$ 300,000				
			\$ -	\$ -	\$ -		\$ -		\$ -				
			\$ -	\$ -	\$ -		\$ -		\$ -				
			\$ -	\$ -	\$ -		\$ -		\$ -				
			\$ -	\$ -	\$ -		\$ -		\$ -				
Reserve Balance								\$ 348,761	\$ (348,761)				
Debt									\$ -				
Reserve Deficit									\$ -				
Credits									\$ -				
Total Estimated Capital Costs		\$ 2,045,000	\$ -	\$ 2,045,000	\$ 574,500		\$ 1,470,500	\$ 348,761	\$ 1,121,739	\$ -	\$ 1,121,739	\$ 981,892	\$ 139,847

**Appendix D-2
Table 1
City of Welland
Parks & Recreation**

Capital Costs Included in Development Charges Calculations

Increased Service Needs due to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less:	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less Adjustments	Total Development Cost Recoverable Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
			Grants, Subsidies & Development Contributions Attributable to New Development		Benefit to Existing Development							Residential Share	Non-Res. Share
					\$	%							
Memorial Park Rejuvenation	2024	\$ 3,600,000		\$ 3,600,000	\$ 2,631,034	73%	\$ 968,966		\$ 968,966				
Sparrow Meadows Park - New Park	2022	\$ 750,000		\$ 750,000	\$ 75,000	10%	\$ 675,000		\$ 675,000				
Existing Park Amenity Improvements	2022-2031	\$ 2,250,000		\$ 2,250,000	\$ 1,644,396	73%	\$ 605,604		\$ 605,604				
Vista Park	2024 - 2028	\$ 2,550,000		\$ 2,550,000	\$ 255,000	10%	\$ 2,295,000		\$ 2,295,000				
Trails Short Term (28 km Trails)	2022-2026	\$ 5,591,224		\$ 5,591,224	\$ 559,122	10%	\$ 5,032,102		\$ 5,032,102				
Trails Medium Term (21km of Trails)	2027-2031	\$ 4,351,850		\$ 4,351,850	\$ 435,185	10%	\$ 3,916,665		\$ 3,916,665				
New Park Development - South (2 parks) - Community Parks with Amenities	2024-2027	\$ 4,300,000		\$ 4,300,000	\$ 430,000	10%	\$ 3,870,000		\$ 3,870,000				
New Park Development - North - Community Parks with Amenities	2024-2028	\$ 4,300,000		\$ 4,300,000	\$ 430,000	10%	\$ 3,870,000		\$ 3,870,000				
Equipment and Vehicles	2022-2031	\$ 350,000		\$ 350,000	\$ 35,000	10%	\$ 315,000		\$ 315,000				
Empire Sportsplex	2022	\$ 3,420,000	\$ 300,000	\$ 3,120,000	\$ 312,000	10%	\$ 2,808,000		\$ 2,808,000				
Young's Sport's Plex Debt (Principal and Interest)	2022-2031	\$ 9,103,802		\$ 9,103,802	\$ 6,653,447	73%	\$ 2,450,355		\$ 2,450,355				
New Park Development Hunter's Point	2025	\$ 1,800,000		\$ 1,800,000	\$ 180,000	10%	\$ 1,620,000		\$ 1,620,000				
New Pedestrian Bridge Northern Reach	2025	\$ 3,000,000		\$ 3,000,000	\$ 300,000	10%	\$ 2,700,000		\$ 2,700,000				
Lincoln Street Splash Pad	2022	\$ 400,000	\$ 300,000	\$ 100,000	\$ 10,000	10%	\$ 90,000		\$ 90,000				
				\$ -	\$ -		\$ -		\$ -				
Update to Parks & Recreation Masterplan	2024	\$ 70,000		\$ 70,000	\$ 7,000	10%	\$ 63,000		\$ 63,000				
New Parks & Recreation Masterplan	2029	\$ 125,000		\$ 125,000	\$ 12,500	10%	\$ 112,500		\$ 112,500				
Recreational Canal Masterplan	2023	\$ 75,000		\$ 75,000	\$ 7,500	10%	\$ 67,500		\$ 67,500				
Update to Trails Master Plan	2026	\$ 75,000		\$ 75,000	\$ 7,500	10%	\$ 67,500		\$ 67,500				
New Trails Master Plan	2031	\$ 125,000		\$ 125,000	\$ 12,500	10%	\$ 112,500		\$ 112,500				
				\$ -	\$ -		\$ -		\$ -				
				\$ -	\$ -		\$ -		\$ -				
				\$ -	\$ -		\$ -		\$ -				
Reserve Balance								\$ 3,193,003	\$ (3,193,003)				
Debt									\$ -				
Reserve Deficit									\$ -				
Credits									\$ -				
Total Estimated Capital Costs		\$ 46,236,876	\$ 600,000	\$ 45,636,876	\$ 13,997,184		\$ 31,639,692	\$ 3,193,003	\$ 28,446,689	\$ -	\$ 28,446,689	\$ 27,024,354	\$ 1,422,334

**Appendix D-3
Table 1
City of Welland
Library**

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Costs Adjustment Due to Service Level Cap	DC Eligible Costs		
					Benefit to Existing Development							Residential Share	Non-Res. Share	
					\$	%								95%
				\$ -	\$ -		\$ -		\$ -					
Circulation Materials (includes e-books)	2022-2031	\$ 3,050,000		\$ 3,050,000	\$ 2,287,500	75%	\$ 762,500		\$ 762,500					
Outreach Van (includes purchase, detailing)	2023	\$ 35,000		\$ 35,000	\$ 3,500	10%	\$ 31,500		\$ 31,500					
Interior Display Furniture (Main Branch, Seaway Mall Branch)	2022	\$ 20,000		\$ 20,000	\$ 14,617	73%	\$ 5,383		\$ 5,383					
Security Cameras (Main Branch)	2022	\$ 20,000		\$ 20,000	\$ 14,617	73%	\$ 5,383		\$ 5,383					
Musical Instrument Library	2022-2028	\$ 10,000		\$ 10,000	\$ 7,308	73%	\$ 2,692		\$ 2,692					
Accessibility Improvements (Main Branch)	2023	\$ 40,000		\$ 40,000	\$ 29,234	73%	\$ 10,766		\$ 10,766					
RFID, Self Checkouts, Holds Locker and Materials Vending Machine	2023-2028	\$ 350,000		\$ 350,000	\$ 35,000	10%	\$ 315,000		\$ 315,000					
Custom Tree Feature for Children's Area	2024	\$ 30,000		\$ 30,000	\$ 21,925	73%	\$ 8,075		\$ 8,075					
Construction of dedicated Makerspace Area (Main Branch)	2025	\$ 50,000		\$ 50,000	\$ 36,542	73%	\$ 13,458		\$ 13,458					
2026-2030 Strategic Plan	2025	\$ 45,000		\$ 45,000	\$ 32,888	73%	\$ 12,112		\$ 12,112					
Bookmobile	2028	\$ 250,000		\$ 250,000	\$ 25,000	10%	\$ 225,000		\$ 225,000					
Library Expansion	2028	\$ 300,000		\$ 300,000	\$ 30,000	10%	\$ 270,000		\$ 270,000					
				\$ -	\$ -		\$ -		\$ -					
Reserve Balance								\$ 283,954	\$ (283,954)					
Debt									\$ -					
Reserve Deficit									\$ -					
Credits									\$ -					
Total Estimated Capital Costs		\$ 4,200,000	\$ -	\$ 4,200,000	\$ 2,538,131		\$ 1,661,869	\$ 283,954	\$ 1,377,915	\$ -	\$ 1,377,915	\$ 1,309,019	\$ 68,896	

**Appendix D-4
Table 1**

**City of Welland
Transit**

Capital Costs Included in the Development Charge Calculation

Increased Service Needs due to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less:		Total Development Recoverable Costs Net of Stat. Deductions	Less:	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing Development			Other (e.g. 10% Statutory Deduction)							Residential Share	Non-Res. Share
					\$	%		\$	%							
New Operational Facilities	2022	\$ 15,000,000	\$ 10,999,500	\$ 4,000,500	\$ 2,680,335	67%	\$ 1,320,165	\$ -	0%	\$ 1,320,165		\$ 1,320,165				
Enhancement & Restoration Requirements - Transit Terminal	2022	\$ 500,000		\$ 500,000	\$ 365,000	73%	\$ 135,000	\$ -	0%	\$ 135,000		\$ 135,000				
Transit Hub Enhancements - Major Traffic Generators	2031	\$ 500,000		\$ 500,000	\$ 365,000	73%	\$ 135,000	\$ -	0%	\$ 135,000		\$ 135,000				
Reserve Balance											\$ 506,795	\$ (506,795)				
Debt												\$ -				
Reserve Deficit												\$ -				
Credits												\$ -				
Total Estimated Capital Costs		\$ 16,000,000	\$ 10,999,500	\$ 5,000,500	\$ 3,410,335		\$ 1,590,165	\$ -		\$ 1,590,165	\$ 506,795	\$ 1,083,370	\$ -	\$ 1,083,370	\$ 948,306	\$ 135,064

Appendix D-5

Table 1

City of Welland

Fire

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less Benefit to Existing Development		Total Development Recoverable Costs	Less Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
					\$	%						Residential Share	Non-Res. Share
					\$ -		\$ -		\$ -				
Fire Station #1	2022	\$ 8,320,000	\$ 416,000	\$ 7,904,000	\$ 5,952,853	75%	\$ 1,951,147		\$ 1,951,147				
Training Centre	2023	\$ 1,500,000		\$ 1,500,000	\$ 1,129,717	75%	\$ 370,283		\$ 370,283				
Land for Station #2 & 3	2022	\$ 850,000		\$ 850,000	\$ 640,173	75%	\$ 209,827		\$ 209,827				
Design/Construction of Station # 3	2022	\$ 5,500,000		\$ 5,500,000	\$ 4,142,294	75%	\$ 1,357,706		\$ 1,357,706				
Pumper #1	2022	\$ 925,000		\$ 925,000	\$ 696,659	75%	\$ 228,341		\$ 228,341				
Protective Equipment	2022-2024	\$ 550,000		\$ 550,000	\$ 414,229	75%	\$ 135,771		\$ 135,771				
Aerial Truck	2022	\$ 1,700,000		\$ 1,700,000	\$ 1,280,345	75%	\$ 419,655		\$ 419,655				
Pumper #2	2025	\$ 975,000		\$ 975,000	\$ 734,316	75%	\$ 240,684		\$ 240,684				
Rescue #1	2025	\$ 950,000		\$ 950,000	\$ 715,487	75%	\$ 234,513		\$ 234,513				
Station 4	2030	\$ 6,500,000		\$ 6,500,000	\$ -	0%	\$ 6,500,000		\$ 6,500,000				
SCBA and Firefighting Equipment	2027	\$ 1,250,000		\$ 1,250,000	\$ -	0%	\$ 1,250,000		\$ 1,250,000				
Fire Master Plan	2022	\$ 150,000		\$ 150,000	\$ 15,000	10%	\$ 135,000		\$ 135,000				
				\$ -	\$ -		\$ -		\$ -				
1 Passenger Van	2022-2031	\$ 65,000		\$ 65,000	\$ 48,954	75%	\$ 16,046		\$ 16,046				
1 SUV - Command	2022-2031	\$ 85,000		\$ 85,000	\$ 64,017	75%	\$ 20,983		\$ 20,983				
30 Bunker Gear & apparel	2022-2031	\$ 186,000		\$ 186,000	\$ 140,085	75%	\$ 45,915		\$ 45,915				
4 Bunker Gear drying, maint, testing equipment	2022-2031	\$ 26,000		\$ 26,000	\$ 19,582	75%	\$ 6,418		\$ 6,418				
2 Bunker gear cleaing and processing equipment	2022-2031	\$ 50,000		\$ 50,000	\$ 37,657	75%	\$ 12,343		\$ 12,343				
				\$ -	\$ -		\$ -		\$ -				
				\$ -	\$ -		\$ -		\$ -				
10 SCBA	2022-2031	\$ 125,000		\$ 125,000	\$ 94,143	75%	\$ 30,857		\$ 30,857				
10 SCBA air cylinders	2022-2031	\$ 24,896		\$ 24,896	\$ 18,750	75%	\$ 6,146		\$ 6,146				
	2022-2031			\$ -	\$ -		\$ -		\$ -				
1 Breathing Air compressor	2022-2031	\$ 175,000		\$ 175,000	\$ 131,800	75%	\$ 43,200		\$ 43,200				
6 firefighting ladders	2022-2031	\$ 12,989		\$ 12,989	\$ 9,783	75%	\$ 3,206		\$ 3,206				
82 fire hose - attack	2022-2031	\$ 47,150		\$ 47,150	\$ 35,511	75%	\$ 11,639		\$ 11,639				
23 fire hose - supply	2022-2031	\$ 41,078		\$ 41,078	\$ 30,938	75%	\$ 10,140		\$ 10,140				
9 thermal imaging camera	2022-2031	\$ 97,419		\$ 97,419	\$ 73,370	75%	\$ 24,048		\$ 24,048				
2 extrication tools	2022-2031	\$ 54,122		\$ 54,122	\$ 40,761	75%	\$ 13,360		\$ 13,360				
41 portable VHF radios	2022-2031	\$ 205,000		\$ 205,000	\$ 154,395	75%	\$ 50,605		\$ 50,605				
	2022-2031			\$ -	\$ -		\$ -		\$ -				
2 mobile VHF radios	2022-2031	\$ 10,400		\$ 10,400	\$ 7,833	75%	\$ 2,567		\$ 2,567				
5 vehicle mounted radio repeaters	2022-2031	\$ 225,000		\$ 225,000	\$ 169,457	75%	\$ 55,543		\$ 55,543				
1 radio tower repeater	2022-2031	\$ 75,000		\$ 75,000	\$ 56,486	75%	\$ 18,514		\$ 18,514				
2 CAD integrated transmitter VHF	2022-2031	\$ 150,000		\$ 150,000	\$ 112,972	75%	\$ 37,028		\$ 37,028				
3 gas monitoring equipment	2022-2031	\$ 36,000		\$ 36,000	\$ 27,113	75%	\$ 8,887		\$ 8,887				
3 hazardous materials equipment	2022-2031	\$ 75,000		\$ 75,000	\$ 56,486	75%	\$ 18,514		\$ 18,514				
	2022-2031			\$ -	\$ -		\$ -		\$ -				
	2022-2031			\$ -	\$ -		\$ -		\$ -				
4 ventilation equipment	2022-2031	\$ 34,000		\$ 34,000	\$ 25,607	75%	\$ 8,393		\$ 8,393				
4 highrise firefighting equipment	2022-2031	\$ 50,000		\$ 50,000	\$ 37,657	75%	\$ 12,343		\$ 12,343				
1 fire investigation equipment	2022-2031	\$ 10,000		\$ 10,000	\$ 7,531	75%	\$ 2,469		\$ 2,469				
1 RMS software	2022-2031	\$ 45,000		\$ 45,000	\$ 33,891	75%	\$ 11,109		\$ 11,109				
3 live fire training prop - car and exterior fires	2022-2031	\$ 66,000		\$ 66,000	\$ 49,708	75%	\$ 16,292		\$ 16,292				
				\$ -	\$ -		\$ -		\$ -				
				\$ -	\$ -		\$ -		\$ -				
Post Period Adjustment from Previous Study	2022	\$ 1,007,816		\$ 1,007,816	\$ -		\$ 1,007,816		\$ 1,007,816				
Reserve Balance								\$1,153,722	\$ (1,153,722)				
Debt													
Reserve Deficit													
Credits													
Total Estimated Capital Costs		\$ 32,148,870	\$ 416,000	\$ 31,732,870	\$ 17,205,561		\$14,527,308	\$1,153,722	\$13,373,586	\$115,671	\$13,257,915	\$11,605,051	\$1,652,865

**Appendix D-6
Table 1
City of Welland
Public Works**

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less:		Total Development Recoverable Net of Stat. Deductions	Less: Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing Development			Other (e.g. 10% Statutory Deduction)							Residential Share	Non-Res. Share
					\$	%		\$	%						88%	12%
Municipal Service Centre Expansion	2027	\$3,000,000		\$3,000,000	\$600,000	20%	\$2,400,000	\$0	0%	\$2,400,000		\$2,400,000				
Salt and Sand Storage Facility	2022	\$4,000,000		\$4,000,000	\$3,444,962	86%	\$555,038	\$0	0%	\$555,038		\$555,038				
Equipment (Combination Truck/Plow and Road Maintenance Vehicles)	2028	\$6,000,000		\$6,000,000	\$4,560,000	76%	\$1,440,000	\$0	0%	\$1,440,000		\$1,440,000				
Public Works Masterplan	2023	\$200,000		\$200,000	\$20,000	10%	\$180,000	\$0	0%	\$180,000		\$180,000				
Reserve Balance											\$309,402	-\$309,402				
Debt												\$0				
Reserve Deficit												\$0				
Credits												\$0				
Total Estimated Capital Costs		\$13,200,000	\$0	\$13,200,000	\$8,624,962		\$4,575,038	\$0		\$4,575,038	\$309,402	\$4,265,636	\$0	\$4,265,636	\$3,733,839	\$531,797

**Appendix D-7
Table 1
City of Welland
Roads and Related Services**

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2021-2031	Year Required	Gross Project Costs	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less: Benefit to Existing Development		Total Development Recoverable Costs	Less: Subsidies & Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
					\$	%						Residential Share 88%	Non-Res. Share 12%
Quaker Road Urbanization (Clare Ave to Rice Rd) - 840m	2028	\$ 1,100,000		\$ 1,100,000	\$ 110,000	10%	\$ 990,000		\$ 990,000				
Quaker Road Urbanization (Rice Rd to Niagara St) - 1700m	2028	\$ 2,200,000		\$ 2,200,000	\$ 220,000	10%	\$ 1,980,000		\$ 1,980,000				
Quaker Road Urbanization (Niagara St to Towpath Road) - 710m	2028	\$ 900,000		\$ 900,000	\$ 90,000	10%	\$ 810,000		\$ 810,000				
Towpath Road Urbanization (Quaker Road to Municipal Boundary) - 705m	2028	\$ 900,000		\$ 900,000	\$ 135,000	15%	\$ 765,000		\$ 765,000				
First Avenue Urbanization (Quaker Road to Municipal Boundary) - 500m	2028	\$ 700,000		\$ 700,000	\$ 105,000	15%	\$ 595,000		\$ 595,000				
Iva Street (South of Sauer 170m)	2025	\$ 200,000	\$ -	\$ 200,000	\$ 20,000	10%	\$ 180,000		\$ 180,000				
Sauer Avenue Urbanization (Iva St to Bradley Ave) - 360m	2024	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 150,000	15%	\$ 850,000		\$ 850,000				
Memorial Park Drive Top Asphalt - 260m	2022	\$ 175,000	\$ 43,750	\$ 131,250	\$ 98,850	75%	\$ 32,400		\$ 32,400				
Gaiser Road Top Asphalt (Sparrow Ph 2 & 3)	2022	\$ 100,000	\$ 50,000	\$ 50,000	\$ 7,500	15%	\$ 42,500		\$ 42,500				
Canal Bank St (St. Clare to Forks Road) Road Rehabilitation - 300m	2024	\$ 350,000		\$ 350,000	\$ 175,000	50%	\$ 175,000		\$ 175,000				
Brown Road Reconstruction and Urbanization (Woodlawn Road to Oxford Road) - 1400m	2025	\$ 1,800,000		\$ 1,800,000	\$ 1,620,000	90%	\$ 180,000		\$ 180,000				
Morwood Avenue Extension (Morwood to Bradley) - 70m	2028	\$ 250,000		\$ 250,000	\$ -	0%	\$ 250,000		\$ 250,000				
Chantler Road Reconstruction and Urbanization (South Pelham Rd to Canal Bank Road)	2028	\$ 500,000		\$ 500,000	\$ 50,000	10%	\$ 450,000		\$ 450,000				
Canal Bank Road (Dain City Watermain Loop) and Road Urbanization - McCabe Ave. Road Reconstruction (Southworth to 150m easterly)	2025	\$ 2,300,000	\$ 1,700,000	\$ 600,000	\$ 300,000	50%	\$ 300,000		\$ 300,000				
Beatrice St. Road Extension (Devon St. to 200m south)	2022	\$ 250,000		\$ 250,000	\$ 225,000	90%	\$ 25,000		\$ 25,000				
Oxford Road Watermain Replacement & Upsizing and Road Urbanization - Ross Street Watermain and Road Urbanization (Bruce to Downs) - 575m	2022	\$ 300,000	\$ 150,000	\$ 150,000	\$ -	0%	\$ 150,000		\$ 150,000				
Ontario Road Rehabilitation From SPS to King Street - 2100m	2025	\$ 500,000		\$ 500,000	\$ 50,000	10%	\$ 450,000		\$ 450,000				
Buchner Road Improvements and Road Extension (Highway #140 to West Forks Road Improvements)	2025	\$ 800,000		\$ 800,000	\$ 400,000	50%	\$ 400,000		\$ 400,000				
Intersection Improvements	2022	\$ 2,700,000		\$ 2,700,000	\$ 648,000	24%	\$ 2,052,000		\$ 2,052,000				
Clare Avenue and Fitch Street Signalization	2026	\$ 700,000		\$ 700,000	\$ -	0%	\$ 700,000		\$ 700,000				
First Avenue Intersection Improvements and Signalization at Quaker Rd	2022	\$ 3,397,700		\$ 3,397,700	\$ 1,698,850	50%	\$ 1,698,850		\$ 1,698,850				
Sidewalks and Trails				\$ -	\$ -		\$ -		\$ -				
Development Related Sidewalks and Trails (Various Locations)	2024	\$ 500,000		\$ 500,000	\$ -	0%	\$ 500,000		\$ 500,000				
River Road (Downs to 440m South of Woodlawn Road)(700m)	2025	\$ 500,000		\$ 500,000	\$ -	0%	\$ 500,000		\$ 500,000				
Pedestrian Bridges				\$ -	\$ -		\$ -		\$ -				
First Avenue Urbanization (Quaker Road to Municipal Boundary) - 500m	2025	\$ 200,000		\$ 200,000	\$ -	0%	\$ 200,000		\$ 200,000				
Quaker Road Urbanization (Clare Ave to Rice Rd) - 840m	2022-2028	\$ 1,000,000		\$ 1,000,000	\$ -	0%	\$ 1,000,000		\$ 1,000,000				
Quaker Road Urbanization (Rice Rd to Niagara St) - 1700m	2025	\$ 200,000		\$ 200,000	\$ -	0%	\$ 200,000		\$ 200,000				
Quaker Road Urbanization (Niagara St to Towpath Road) - 710m	2025	\$ 200,000		\$ 200,000	\$ -	0%	\$ 200,000		\$ 200,000				
Towpath Road Urbanization (Quaker Road to Municipal Boundary) - 705m	2025	\$ 200,000		\$ 200,000	\$ -	0%	\$ 200,000		\$ 200,000				
Chantler Road Reconstruction and Urbanization (South Pelham Rd to Morwood Avenue Extension (Morwood to Bradley) - 70m	2023	\$ 100,000		\$ 100,000	\$ 10,000	10%	\$ 90,000		\$ 90,000				
Studies				\$ -	\$ -		\$ -		\$ -				
Roads Studies	2022-2028	\$ 250,000		\$ 250,000	\$ 25,000	10%	\$ 225,000		\$ 225,000				
Traffic Studies/Peer Reviews	2022-2028	\$ 250,000		\$ 250,000	\$ 25,000	10%	\$ 225,000		\$ 225,000				
Environmental Assessments for Various Road Widening	2022-2031	\$ 500,000		\$ 500,000	\$ 50,000	10%	\$ 450,000		\$ 450,000				
Transportation Master Plan and Updates	2022-2031	\$ 500,000		\$ 500,000	\$ 50,000	10%	\$ 450,000		\$ 450,000				
Bridges and Culverts				\$ -	\$ -		\$ -		\$ -				
South Pelham Road Bridge Replacement (Coyle Creek)	2022-2031	\$ 500,000		\$ 500,000	\$ 50,000	10%	\$ 450,000		\$ 450,000				
Canal Bank Road Bridge Rehabilitation	2028	\$ 1,012,000		\$ 1,012,000	\$ 762,182	75%	\$ 249,818		\$ 249,818				
Forks Road Bridge Replacement	2027	\$ 1,140,250		\$ 1,140,250	\$ 570,125	50%	\$ 570,125		\$ 570,125				
Northwest Service Area	2023	\$ 12,320,000	\$ 5,000,000	\$ 7,320,000	\$ 3,660,000	50%	\$ 3,660,000		\$ 3,660,000				
Roads				\$ -	\$ -		\$ -		\$ -				
Main Collector	2022-2031	\$ 300,000.00		\$ 300,000	\$ -	0%	\$ 300,000		\$ 300,000				
Upgrade to Rice Road - North of Quaker Road (for turning lanes, etc.)	2022-2031	\$ 600,000		\$ 600,000	\$ -	0%	\$ 600,000		\$ 600,000				
Sidewalk				\$ -	\$ -		\$ -		\$ -				
Main Collector (two sides)	2022-2031	\$ 1,000,000.00		\$ 1,000,000	\$ -	0%	\$ 1,000,000		\$ 1,000,000				
Sidewalks on Rice Road - North of Quaker Road (assume 2 sides) - 535m	2022-2031	\$ 210,000		\$ 210,000	\$ -	0%	\$ 210,000		\$ 210,000				
Reserve Balance								\$ 6,160,007	\$ (6,160,007)				
Debt									\$ -				
Reserve Deficit									\$ -				
Credits									\$ -				
Total Estimated Capital Costs		\$ 42,704,950	\$ 6,943,750	\$ 35,761,200	\$ 11,380,507		\$ 24,380,693	\$ 6,160,007	\$ 18,220,686	\$ -	\$18,220,686	\$ 15,949,112	\$ 2,271,574

**Appendix D-8
Table 1
City of Welland
Water**

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2041	Year Required	Gross Project Costs	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Capital Costs	Less:		Total Development Recoverable Costs	Less Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing Development							Residential Share	Non-Res. Share
					\$	%							
South Pelham Rd Watermain Replacement & Upsizing (Fitch to Thorold) - 1050m	2030	\$ 1,300,000		\$ -	\$ -	0%	\$ -		\$ -				
Canal Bank Road (Dain City Watermain Loop) - 1450m	2025	\$ 2,600,000	\$ 1,900,000	\$ 700,000	\$ 350,000	50%	\$ 350,000		\$ 350,000				
Oxford Road Watermain Replacement & Upsizing and Road Urbanization - 400m	2031	\$ 750,000		\$ 750,000	\$ 75,000	10%	\$ 675,000		\$ 675,000				
Brown Road Watermain (Oxford Rd to Woodlawn Rd) - 1400m	2025	\$ 1,700,000		\$ 1,700,000	\$ 170,000	10%	\$ 1,530,000		\$ 1,530,000				
Ross Street Watermain and Road Urbanization (Bruce to Downs) - 575m	2025	\$ 700,000		\$ 700,000	\$ 350,000	50%	\$ 350,000		\$ 350,000				
Future Watermain looping &/or Upsizing (various locations)	2022-2041	\$ 1,500,000		\$ 1,500,000	\$ 1,044,746	70%	\$ 455,254		\$ 455,254				
Beatrice St Watermain Replacement & Extension (Devon to south end) - 200m	2022	\$ 300,000	\$ 150,000	\$ 150,000	\$ -	0%	\$ 150,000		\$ 150,000				
Bradley Ave Watermain Looping (Sauer to Morwood) - 250m	2024	\$ 500,000		\$ 500,000	\$ -	0%	\$ 500,000		\$ 500,000				
Ridge Rd Watermain Extension (Enterprise Dr to Doan's Ridge Rd) - 1500m	2025	\$ 2,500,000		\$ 2,500,000	\$ 1,250,000	50%	\$ 1,250,000		\$ 1,250,000				
Sauer Rd Watermain Replacement & Upsizing - 450m	2024	\$ 500,000		\$ 500,000	\$ 400,000	80%	\$ 100,000		\$ 100,000				
Upsize Kingsway Watermain (Forks Rd to Talbot Ave) - 825m	2023	\$ 825,000		\$ 825,000	\$ 742,500	90%	\$ 82,500		\$ 82,500				
Buchner Road Watermain Extension (Highway #140 to West Limit) - 650m	2026	\$ 650,000		\$ 650,000	\$ -	0%	\$ 650,000		\$ 650,000				
Forks Road Watermain Replacement & Upsizing - 1100 m	2022	\$ 1,029,200		\$ 1,029,200	\$ 617,520	60%	\$ 411,680		\$ 411,680				
Studies				\$ -	\$ -		\$ -		\$ -				
Water Model Updates	2022-2041	\$ 1,000,000		\$ 1,000,000	\$ 500,000	50%	\$ 500,000		\$ 500,000				
Miscellaneous Water Studies and Master Servicing Plans	2022-2041	\$ 500,000		\$ 500,000	\$ 50,000	10%	\$ 450,000		\$ 450,000				
				\$ -	\$ -		\$ -		\$ -				
St Andrews Terrace				\$ -	\$ -		\$ -		\$ -				
Booster Pumping Station Pump Upgrade	2025	\$ 100,000		\$ 100,000	\$ -	0%	\$ 100,000		\$ 100,000				
				\$ -	\$ -		\$ -		\$ -				
									\$ -				
Reserve Balance								\$ 1,630,163	\$ (1,630,163)				
Debt									\$ -				
Reserve Deficit									\$ -				
Credits									\$ -				
Total Estimated Capital Costs		\$ 16,454,200	\$ 2,050,000	\$ 14,404,200	\$ 6,455,212		\$ 7,948,988	\$ 1,630,163	\$ 6,318,825	\$ -	\$ 6,318,825	\$ 5,504,687	\$ 814,138

**Appendix D-9
Table 1
City of Welland
Wastewater**

Capital Costs Included in the Development Charges Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2041	Year Required	Gross Project Costs	Less:		Less:		Total Development Recoverable Costs	Less		Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs		
			Grants, Subsidies & Development Contributions Attributable to New Development	Net Capital Costs	Benefit to Existing Development			Adjustments	Residential Share				Non-Res. Share		
					\$	%								87%	13%
Buchner Road Sewer Extension (Highway #140 to West Limit) - 650m	2026	\$ 900,000		\$ 900,000	\$ -	0%	\$ 900,000		\$ 900,000						
Brown Road Sanitary Sewer (Woodlawn Road to Oxford Road) - 1400m	2025	\$ 1,900,000		\$ 1,900,000	\$ -	0%	\$ 1,900,000		\$ 1,900,000						
Broadway Trunk Upgrade - 1000m	2022	\$ 6,145,000		\$ 6,145,000	\$ 4,279,974	70%	\$ 1,865,026		\$ 1,865,026						
Broadway Local Sewer Reconfiguration and Upgrades - 2015m	2022	\$ 2,413,000		\$ 2,413,000	\$ 1,680,647	70%	\$ 732,353		\$ 732,353						
Ontario Road Sewer Upgrade (From SPS to Empress Ave) - 500m	2022	\$ 4,323,000	\$ 2,161,500	\$ 2,161,500	\$ 1,505,478	70%	\$ 656,022		\$ 656,022						
Empress Ave Sewer Upgrade (Ontario Rd to Sutherland Ave) - 300m	2026	\$ 4,457,000		\$ 4,457,000	\$ -	0%	\$ 4,457,000		\$ 4,457,000						
Plymouth Rd Inline Storage (Churchill Ave to First St) - 370m	2026	\$ 1,353,000		\$ 1,353,000	\$ 942,360	70%	\$ 410,640		\$ 410,640						
Daimler Parkway Sewer Upgrades - 500 m	2028	\$ 2,845,000		\$ 2,845,000	\$ 682,800	24%	\$ 2,162,200		\$ 2,162,200						
Oxford Road Sewer Upgrade - 340m	2026	\$ 406,000		\$ 406,000	\$ 97,440	24%	\$ 308,560		\$ 308,560						
Ontario Road Sewer Extension (Empress Ave to King St) - 1600m	2031	\$ 11,550,000		\$ 11,550,000	\$ 2,772,000	24%	\$ 8,778,000		\$ 8,778,000						
New Oxford Road - Highway 406 Crossing	2031	\$ 717,000		\$ 717,000	\$ -	0%	\$ 717,000		\$ 717,000						
Forks Road Sanitary Sewer - 850m	2022	\$ 923,100		\$ 923,100	\$ 738,480	80%	\$ 184,620		\$ 184,620						
				\$ -	\$ -		\$ -		\$ -						
				\$ -	\$ -		\$ -		\$ -						
Inflow and Infiltration (I&I)															
Flow Monitoring	2022	\$ 8,423,000	\$ 4,211,500	\$ 4,211,500	\$ 2,105,750	50%	\$ 2,105,750		\$ 2,105,750						
City Wide I&I Reduction Program	2022	\$ 10,000,000	\$ 5,000,000	\$ 5,000,000	\$ 2,500,000	50%	\$ 2,500,000		\$ 2,500,000						
Broadway Priority I&I Reduction Program	2022	\$ 6,158,000	\$ 3,079,000	\$ 3,079,000	\$ 1,539,500	50%	\$ 1,539,500		\$ 1,539,500						
Ontario Road Priority Area Study I&I Reduction Program (North)	2022	\$ 8,340,000	\$ 4,170,000	\$ 4,170,000	\$ 2,085,000	50%	\$ 2,085,000		\$ 2,085,000						
Ontario Road Priority Area Study I&I Reduction Program (South)	2022	\$ 7,589,000	\$ 3,794,500	\$ 3,794,500	\$ 1,897,250	50%	\$ 1,897,250		\$ 1,897,250						
Dain City Priority Area Study and I&I Program	2022	\$ 4,784,000	\$ 2,392,000	\$ 2,392,000	\$ 1,196,000	50%	\$ 1,196,000		\$ 1,196,000						
Plymouth Rd Priority Area Study and I&I Reduction Program	2026	\$ 9,866,000	\$ 4,933,000	\$ 4,933,000	\$ 2,466,500	50%	\$ 2,466,500		\$ 2,466,500						
Prince Charles Drive South Study and I&I Reduction Program	2026	\$ 9,866,000	\$ 4,933,000	\$ 4,933,000	\$ 2,466,500	50%	\$ 2,466,500		\$ 2,466,500						
Feeder Rd Priority Area Study and I&I Reduction Program	2026	\$ 3,428,000	\$ 1,714,000	\$ 1,714,000	\$ 857,000	50%	\$ 857,000		\$ 857,000						
Woodlawn Rd Priority Area Study and I&I Reduction Program	2026	\$ 6,087,000	\$ 3,043,500	\$ 3,043,500	\$ 1,521,750	50%	\$ 1,521,750		\$ 1,521,750						
Seaway Heights Priority Area Study and I&I Reduction Program	2026	\$ 5,294,000	\$ 2,647,000	\$ 2,647,000	\$ 1,323,500	50%	\$ 1,323,500		\$ 1,323,500						
Welland River Inflow Investigation and Valve Installations	2022	\$ 1,475,000	\$ 737,500	\$ 737,500	\$ 368,750	50%	\$ 368,750		\$ 368,750						
				\$ -	\$ -		\$ -		\$ -						
Studies				\$ -	\$ -		\$ -		\$ -						
Miscellaneous Wastewater Studies and Master Servicing Plans	2022-2041	\$ 500,000		\$ 500,000	\$ 50,000	10%	\$ 450,000		\$ 450,000						
Wastewater Model Updates	2022-2041	\$ 1,000,000		\$ 1,000,000	\$ 100,000	10%	\$ 900,000		\$ 900,000						
				\$ -	\$ -		\$ -		\$ -						
				\$ -	\$ -		\$ -		\$ -						
Reserve Balance								\$ (502,991)	\$ 502,991						
Debt									\$ -						
Reserve Deficit									\$ -						
Credits									\$ -						
Total Estimated Capital Costs		\$ 120,742,100	\$ 42,816,500	\$ 77,925,600	\$ 33,176,680		\$ 44,748,920	\$ (502,991)	\$ 45,251,911	\$ -	\$ 45,251,911	\$ 39,421,507	\$ 5,830,404		

**Appendix D-10
Table 1
City of Welland
Stormwater**

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2041	Year Required	Gross Project Costs	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Capital Costs	Less:		Total Development Recoverable Costs	Less Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity	Total Development Recoverable Cost Adjustment Due to Service Level Cap	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs		
					Benefit to Existing Development									Residential Share	Non-Res. Share	
					\$	%										87%
Woodlawn Rd Storm Cost Share (Rice Rd. to South Pelham Rd) - 400m	2028	\$ 300,000		\$ 300,000	\$ -	0%	\$ 300,000		\$ 300,000	\$ 0	\$ -					
Trunk Storm Sewer (West Branch)	2022	\$ 500,000		\$ 500,000	\$ -	0%	\$ 500,000		\$ 500,000	\$ 0	\$ 500,000					
Dain City Storm Sewer Construction	2022-2024	\$ 5,700,000	\$ 2,300,000	\$ 3,400,000	\$ 2,368,090	70%	\$ 1,031,910		\$ 1,031,910	\$ 0	\$ 1,031,910					
Quaker Road Urbanization (Clare Ave to Rice Rd) - 840m	2028	\$ 1,300,000		\$ 1,300,000	\$ 905,446	70%	\$ 394,554		\$ 394,554	\$ 0	\$ 394,554					
Quaker Road Urbanization (Rice Rd to Niagara St) - 1700m	2028	\$ 2,600,000		\$ 2,600,000	\$ 1,810,892	70%	\$ 789,108		\$ 789,108	\$ 0	\$ 789,108					
Quaker Road Urbanization (Niagara St to Towpath Road) - 710m	2028	\$ 1,100,000		\$ 1,100,000	\$ 766,147	70%	\$ 333,853		\$ 333,853	\$ 0	\$ 333,853					
Towpath Road Urbanization (Quaker Road to Municipal Boundary) -	2028	\$ 1,100,000		\$ 1,100,000	\$ 766,147	70%	\$ 333,853		\$ 333,853	\$ 0	\$ 333,853					
First Avenue Urbanization (Quaker Road to Municipal Boundary) -	2028	\$ 800,000		\$ 800,000	\$ 557,198	70%	\$ 242,802		\$ 242,802	\$ 0	\$ 242,802					
Canal Bank St (St. Clare to Forks Road) Road Rehabilitation - 300m	2024	\$ 350,000		\$ 350,000	\$ 243,774	70%	\$ 106,226		\$ 106,226	\$ 0	\$ 106,226					
Brown Road Reconstruction and Urbanization (Woodlawn Road to	2025	\$ 2,100,000		\$ 2,100,000	\$ 1,462,644	70%	\$ 637,356		\$ 637,356	\$ 0	\$ 637,356					
Chantler Road Reconstruction and Urbanization (South Pelham Rd to	2028	\$ 600,000		\$ 600,000	\$ 417,898	70%	\$ 182,102		\$ 182,102	\$ 0	\$ 182,102					
Brown Road Reconstruction and Urbanization (Woodlawn Road to	2025	\$ 2,100,000		\$ 2,100,000	\$ 1,462,644	70%	\$ 637,356		\$ 637,356	\$ 0	\$ 637,356					
				\$ -	\$ -		\$ -		\$ -	\$ 0	\$ -					
Studies				\$ -	\$ -		\$ -		\$ -	\$ 0	\$ -					
Storm Sewer Model Updates	2022-2041	\$ 750,000		\$ 750,000	\$ 375,000	50%	\$ 375,000		\$ 375,000	\$ 0	\$ 375,000					
Miscellaneous Stormwater Studies and Master Servicing Plans	2022-2041	\$ 500,000		\$ 500,000	\$ 50,000	10%	\$ 450,000		\$ 450,000	\$ 0	\$ 450,000					
				\$ -	\$ -		\$ -		\$ -	\$ 0	\$ -					
				\$ -	\$ -		\$ -		\$ -	\$ 0	\$ -					
				\$ -	\$ -		\$ -		\$ -	\$ 0	\$ -					
Post Period Capacity Carry Forward									\$ -	\$ 0	\$ -					
Reserve Balance								\$ 649,770	\$ (649,770)	\$ 0	\$ (649,770)					
Debt									\$ -	\$ 0	\$ -					
Reserve Deficit									\$ -	\$ 0	\$ -					
Credits									\$ -	\$ 0	\$ -					
Total Estimated Capital Costs		\$ 19,800,000	\$ 2,300,000	\$17,500,000	\$11,185,879		\$ 6,314,121	\$ 649,770	\$ 5,664,351	\$ -	\$5,664,351	\$ 0	\$ 5,664,351	\$4,934,537	\$729,813	

**Appendix D-11
Table 1
City of Welland
North West Service Area (Water)**

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2041	Year Required	Gross Project Costs	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Capital Costs	Less:		Total Development Recoverable Costs	Less Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity	Total Development Recoverable Cost Adjustment Due to Service Level Cap	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs		
					Benefit to Existing Development									Residential Share	Non-Res. Share	
					\$	%										97%
Watermains				\$ -	\$ -		\$ -		\$ -	\$ -	\$ -					
New watermain on new Collector Road (oversize only)	2022-2041	\$ 1,000,000		\$ 1,000,000	\$ -		\$ 1,000,000		\$ 1,000,000	\$ 1,000,000	\$ 1,000,000					
Rice Road (north of Quaker) 200mm watermain Upgrade	2022-2041	\$ 400,000		\$ 400,000	\$ -		\$ 400,000		\$ 400,000	\$ 400,000	\$ 400,000					
First Avenue (north of Quaker) new watermain	2022-2041	\$ 500,000		\$ 500,000	\$ -		\$ 500,000		\$ 500,000	\$ 500,000	\$ 500,000					
Other new watermain connecting to existing	2022-2041	\$ 1,000,000		\$ 1,000,000	\$ -		\$ 1,000,000		\$ 1,000,000	\$ 1,000,000	\$ 1,000,000					
Watermain Studies				\$ -	\$ -		\$ -		\$ -	\$ -	\$ -					
Water Model Updates & Reviews	2022-2041	\$ 100,000		\$ 100,000	\$ -		\$ 100,000		\$ 100,000	\$ 100,000	\$ 100,000					
Miscellaneous Water Studies and Master Servicing Plans	2022-2041	\$ 100,000		\$ 100,000	\$ -		\$ 100,000		\$ 100,000	\$ 100,000	\$ 100,000					
				\$ -	\$ -		\$ -		\$ -	\$ -	\$ -					
				\$ -	\$ -		\$ -		\$ -	\$ -	\$ -					
Post Period Capacity Carry Forward									\$ -	\$ -	\$ -					
Reserve Balance									\$ -	\$ -	\$ -					
Debt									\$ -	\$ -	\$ -					
Reserve Deficit									\$ -	\$ -	\$ -					
Credits									\$ -	\$ -	\$ -					
Total Estimated Capital Costs		\$ 3,100,000		\$ 3,100,000	\$ -		\$ 3,100,000	\$ -	\$ 3,100,000	\$ -	\$3,100,000	\$ 0	\$ 3,100,000	\$3,006,311	\$93,689	

Appendix D-12
Table 1
City of Welland
North West Service Area (Wastewater)
Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2041	Year Required	Gross Project Costs	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Capital Costs	Less:		Total Development Recoverable Costs	Less Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity	Total Development Recoverable Cost Adjustment Due to Service Level Cap	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs		
					Benefit to Existing Development									Residential Share	Non-Res. Share	
					\$	%										97%
Wastewater				\$ -	\$ -		\$ -		\$ -		\$ -					
New sanitary sewer on new Collector Road (oversize only)	2022-2041	\$ 100,000		\$ 100,000	\$ -		\$ 100,000		\$ 100,000		\$ 100,000					
New sanitary sewer on Rice Road	2022-2041	\$ 700,000		\$ 700,000	\$ -		\$ 700,000		\$ 700,000		\$ 700,000					
New sanitary sewer on Quaker Road	2022-2041	\$ 500,000		\$ 500,000	\$ -		\$ 500,000		\$ 500,000		\$ 500,000					
Other new sanitary sewer connecting to existing (east of First)	2022-2041	\$ 400,000		\$ 400,000	\$ -		\$ 400,000		\$ 400,000		\$ 400,000					
Wastewater Studies				\$ -	\$ -		\$ -		\$ -		\$ -					
Wastewater Model Updates & Reviews	2022-2041	\$ 100,000		\$ 100,000	\$ -		\$ 100,000		\$ 100,000		\$ 100,000					
Miscellaneous Wastewater Studies and Master Servicing Plans	2022-2041	\$ 150,000		\$ 150,000	\$ -		\$ 150,000		\$ 150,000		\$ 150,000					
Post Period Capacity Carry Forward									\$ -		\$ -					
Reserve Balance									\$ -		\$ -					
Debt									\$ -		\$ -					
Reserve Deficit									\$ -		\$ -					
Credits									\$ -		\$ -					
Total Estimated Capital Costs		\$ 1,950,000		\$ 1,950,000	\$ -		\$ 1,950,000	\$ -	\$ 1,950,000	\$ -	\$1,950,000	\$0	\$ 1,950,000	\$1,891,067	\$58,933	

Appendix D-13
Table 1
City of Welland
North West Service Area (Stormwater)
Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2041	Year Required	Gross Project Costs	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Capital Costs	Less:		Total Development Recoverable Costs	Less Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity	Total Development Recoverable Cost Adjustment Due to Service Level Cap	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs		
					Benefit to Existing Development									Residential Share	Non-Res. Share	
					\$	%										97%
Storm				\$ -	\$ -		\$ -		\$ -		\$ -					
New storm sewer on new Collector Road (oversize only)	2022-2041	\$ 1,200,000		\$ 1,200,000	\$ -		\$ 1,200,000		\$ 1,200,000		\$ 1,200,000					
New storm sewer on Rice Road	2022-2041	\$ 1,300,000		\$ 1,300,000	\$ -		\$ 1,300,000		\$ 1,300,000		\$ 1,300,000					
New storm outlets (to new Ponds)	2022-2041	\$ 1,700,000		\$ 1,700,000	\$ -		\$ 1,700,000		\$ 1,700,000		\$ 1,700,000					
Stormwater Management Ponds/Facilities (various sizes)	2022-2041	\$ 4,698,000		\$ 4,698,000	\$ -		\$ 4,698,000		\$ 4,698,000		\$ 4,698,000					
Land for SWM Ponds	2022-2041	\$ 11,100,000		\$ 11,100,000	\$ -		\$ 11,100,000		\$ 11,100,000		\$ 11,100,000					
Improvements to Existing Watercourse Alignment and Outlet Culvert	2022-2041	\$ 616,000		\$ 616,000	\$ -		\$ 616,000		\$ 616,000		\$ 616,000					
Storm Studies				\$ -	\$ -		\$ -		\$ -		\$ -					
Wastewater Model Updates & Reviews	2022-2041	\$ 100,000		\$ 100,000	\$ -		\$ 100,000		\$ 100,000		\$ 100,000					
Miscellaneous Wastewater Studies and Master Servicing Plans	2022-2041	\$ 150,000		\$ 150,000	\$ -		\$ 150,000		\$ 150,000		\$ 150,000					
Post Period Capacity Carry Forward									\$ -		\$ -					
Reserve Balance									\$ -		\$ -					
Debt									\$ -		\$ -					
Reserve Deficit									\$ -		\$ -					
Credits									\$ -		\$ -					
Total Estimated Capital Costs		\$ 20,864,000		\$20,864,000	\$ -		\$ 20,864,000	\$ -	\$ 20,864,000	\$ -	\$20,864,000	\$0	\$ 20,864,000	\$20,233,444	\$630,556	

Appendix E

Cash Flow Analysis & Adjusted Charges

**Appendix E-1
Table 1
City of Welland
General Government - Admin Studies
Cash Analysis and Adjusted Charges**

RESIDENTIAL CASH FLOW

General Government	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ 305,281	\$ 181,614	\$ 194,258	\$ 58,372	\$ 34,487	\$ 108,543	\$ 32,179	\$ (92,479)	\$ (154,213)	\$ (78,841)
Residential Population Growth in New Units	2518	2518	2518	2518	2518	2518	2518	2518	2518	2518
Receipts										
Residential Development Charge Receipts (Inflated)	\$ 97,587	\$ 99,539	\$ 101,530	\$ 103,560	\$ 105,631	\$ 107,744	\$ 109,899	\$ 112,097	\$ 114,339	\$ 116,626
Disbursements										
2019-2028 Development Charge Disbursements/Adjustments										
Uninflated	\$ 227,586	\$ 89,721	\$ 231,525	\$ 121,233	\$ 30,637	\$ 168,501	\$ 207,891	\$ 148,806	\$ 30,637	\$ 30,637
Inflated	\$ 227,586	\$ 91,516	\$ 240,878	\$ 128,654	\$ 33,162	\$ 186,039	\$ 234,119	\$ 170,931	\$ 35,896	\$ 36,614
Interest	\$ 6,332	\$ 4,621	\$ 3,463	\$ 1,208	\$ 1,587	\$ 1,931	\$ (438)	\$ (2,900)	\$ (3,071)	\$ (1,171)
Closing Cash Balance	\$ 181,614	\$ 194,258	\$ 58,372	\$ 34,487	\$ 108,543	\$ 32,179	\$ (92,479)	\$ (154,213)	\$ (78,841)	\$ -

2019 Adjusted Residential Charge Per Capita	\$ 38.75
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**Appendix E-1
Table 2
City of Welland
General Government - Admin Studies
Cash Analysis and Adjusted Charges**

NON-RESIDENTIAL CASH FLOW

General Government	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ 43,480	\$ 25,867	\$ 27,667	\$ 8,314	\$ 4,912	\$ 15,460	\$ 4,583	\$ (13,171)	\$ (21,964)	\$ (11,229)
Non-Residential Growth in Square Feet	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 13,899	\$ 14,177	\$ 14,461	\$ 14,750	\$ 15,045	\$ 15,346	\$ 15,653	\$ 15,966	\$ 16,285	\$ 16,611
Disbursements										
2019-2028 Development Charge Disbursements/Adjustments										
Uninflated	\$ 32,414	\$ 12,779	\$ 32,975	\$ 17,267	\$ 4,363	\$ 23,999	\$ 29,609	\$ 21,194	\$ 4,363	\$ 4,363
Inflated	\$ 32,414	\$ 13,034	\$ 34,307	\$ 18,324	\$ 4,723	\$ 26,497	\$ 33,345	\$ 24,345	\$ 5,112	\$ 5,215
Interest	\$ 902	\$ 658	\$ 493	\$ 172	\$ 226	\$ 275	\$ (62)	\$ (413)	\$ (437)	\$ (167)
Closing Cash Balance	\$ 25,867	\$ 27,667	\$ 8,314	\$ 4,912	\$ 15,460	\$ 4,583	\$ (13,171)	\$ (21,964)	\$ (11,229)	\$ -

2019 Adjusted Non-Residential Charge Per Square Foot	\$ 0.06
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**Appendix E-2
Table 1
City of Welland
Parks & Recreation
Cash Analysis and Adjusted Charges**

RESIDENTIAL CASH FLOW

Parks & Recreation	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ 3,033,353	\$ 1,125,884	\$ 2,561,859	\$ 902,420	\$ (4,180,947)	\$ (5,076,897)	\$ (5,703,237)	\$ (5,309,788)	\$ (3,660,807)	\$ (1,808,495)
Residential Population Growth in New Units	2518	2518	2518	2518	2518	2518	2518	2518	2518	2518
Receipts										
Residential Development Charge Receipts (Inflated)	\$ 2,707,024	\$ 2,761,164	\$ 2,816,388	\$ 2,872,715	\$ 2,930,170	\$ 2,988,773	\$ 3,048,549	\$ 3,109,520	\$ 3,171,710	\$ 3,235,144
Disbursements										
2019-2028 Development Charge Disbursements/Adjustments										
Uninflated	\$ 4,670,690	\$ 1,340,465	\$ 4,347,183	\$ 7,470,815	\$ 3,430,940	\$ 3,154,882	\$ 2,235,757	\$ 1,171,282	\$ 1,064,407	\$ 1,171,282
Inflated	\$ 4,670,690	\$ 1,367,275	\$ 4,522,810	\$ 7,928,089	\$ 3,713,760	\$ 3,483,245	\$ 2,517,826	\$ 1,345,435	\$ 1,247,123	\$ 1,399,791
Interest	\$ 56,197	\$ 42,086	\$ 46,982	\$ (27,993)	\$ (112,360)	\$ (131,867)	\$ (137,274)	\$ (115,104)	\$ (72,274)	\$ (26,859)
Closing Cash Balance	\$ 1,125,884	\$ 2,561,859	\$ 902,420	\$ (4,180,947)	\$ (5,076,897)	\$ (5,703,237)	\$ (5,309,788)	\$ (3,660,807)	\$ (1,808,495)	\$ -

2019 Adjusted Residential Charge Per Capita	\$ 1,074.96
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**Appendix E-2
Table 2
City of Welland
Parks & Recreation
Cash Analysis and Adjusted Charges**

NON-RESIDENTIAL CASH FLOW

Parks & Recreation	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ 159,650	\$ 59,257	\$ 134,835	\$ 47,496	\$ (220,050)	\$ (267,205)	\$ (300,170)	\$ (279,462)	\$ (192,674)	\$ (95,184)
Non-Residential Growth in Square Feet	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 142,475	\$ 145,324	\$ 148,231	\$ 151,196	\$ 154,219	\$ 157,304	\$ 160,450	\$ 163,659	\$ 166,932	\$ 170,271
Disbursements										
2019-2028 Development Charge Disbursements/Adjustments										
Uninflated	\$ 245,826	\$ 70,551	\$ 228,799	\$ 393,201	\$ 180,576	\$ 166,046	\$ 117,671	\$ 61,646	\$ 56,021	\$ 61,646
Inflated	\$ 245,826	\$ 71,962	\$ 238,043	\$ 417,268	\$ 195,461	\$ 183,329	\$ 132,517	\$ 70,812	\$ 65,638	\$ 73,673
Interest	\$ 2,958	\$ 2,215	\$ 2,473	\$ (1,473)	\$ (5,914)	\$ (6,940)	\$ (7,225)	\$ (6,058)	\$ (3,804)	\$ (1,414)
Closing Cash Balance	\$ 59,257	\$ 134,835	\$ 47,496	\$ (220,050)	\$ (267,205)	\$ (300,170)	\$ (279,462)	\$ (192,674)	\$ (95,184)	\$ -

2019 Adjusted Non-Residential Charge Per Square Foot	\$ 0.59
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Appendix E-8
Table 1
City of Welland
Water
Cash Analysis and Adjusted Charges

RESIDENTIAL CASH FLOW

Water	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ 1,420,127	\$ 1,191,911	\$ 1,382,762	\$ 1,107,879	\$(1,962,561)	\$(2,381,200)	\$(2,186,256)	\$(1,981,349)	\$(1,766,128)	\$(1,946,980)
Residential Population Growth in New Units	2518	2518	2518	2518	2518	2518	2518	2518	2518	2518
Receipts										
Residential Development Charge Receipts (Inflated)	\$ 289,413	\$ 295,201	\$ 301,105	\$ 307,127	\$ 313,269	\$ 319,535	\$ 325,926	\$ 332,444	\$ 339,093	\$ 345,875
Disbursements										
2019-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ 550,521	\$ 133,080	\$ 583,904	\$ 3,179,951	\$ 627,462	\$ 61,210	\$ 61,210	\$ 61,210	\$ 404,928	\$ 649,241
Inflated	\$ 550,521	\$ 135,742	\$ 607,494	\$ 3,374,589	\$ 679,185	\$ 67,581	\$ 68,932	\$ 70,311	\$ 474,438	\$ 775,903
Interest										
Interest on Changes in Balance	\$ (2,611)	\$ 1,595	\$ (3,064)	\$ (30,675)	\$ (3,659)	\$ 2,520	\$ 2,570	\$ 2,621	\$ (1,353)	\$ (4,300)
Interest on Opening Balance	\$ 35,503	\$ 29,798	\$ 34,569	\$ 27,697	\$ (49,064)	\$ (59,530)	\$ (54,656)	\$ (49,534)	\$ (44,153)	\$ (48,674)
Interest	\$ 32,892	\$ 31,392	\$ 31,505	\$ (2,978)	\$ (52,723)	\$ (57,010)	\$ (52,086)	\$ (46,912)	\$ (45,507)	\$ (52,975)
Closing Cash Balance	\$ 1,191,911	\$ 1,382,762	\$ 1,107,879	\$(1,962,561)	\$(2,381,200)	\$(2,186,256)	\$(1,981,349)	\$(1,766,128)	\$(1,946,980)	\$(2,429,982)

2019 Adjusted Residential Charge Per Capita	\$ 114.93
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RESIDENTIAL CASH FLOW

Water	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$(2,429,982)	\$(2,236,142)	\$(2,032,364)	\$(1,818,298)	\$(1,593,583)	\$(1,357,846)	\$(1,110,705)	\$(851,763)	\$(580,614)	\$(296,837)
Residential Population Growth in New Units	2332	2332	2332	2332	2332	2332	2332	2332	2332	2332
Receipts										
Residential Development Charge Receipts (Inflated)	\$ 326,683	\$ 333,217	\$ 339,882	\$ 346,679	\$ 353,613	\$ 360,685	\$ 367,899	\$ 375,257	\$ 382,762	\$ 390,417
Disbursements										
2019-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ 61,210	\$ 61,210	\$ 61,210	\$ 61,210	\$ 61,210	\$ 61,210	\$ 61,210	\$ 61,210	\$ 61,210	\$ 61,210
Inflated	\$ 74,614	\$ 76,107	\$ 77,629	\$ 79,181	\$ 80,765	\$ 82,380	\$ 84,028	\$ 85,709	\$ 87,423	\$ 89,171
Interest										
Interest on Changes in Balance	\$ 2,521	\$ 2,571	\$ 2,623	\$ 2,675	\$ 2,728	\$ 2,783	\$ 2,839	\$ 2,895	\$ 2,953	\$ 3,012
Interest on Opening Balance	\$ (60,750)	\$ (55,904)	\$ (50,809)	\$ (45,457)	\$ (39,840)	\$ (33,946)	\$ (27,768)	\$ (21,294)	\$ (14,515)	\$ (7,421)
Interest	\$ (58,229)	\$ (53,332)	\$ (48,187)	\$ (42,782)	\$ (37,111)	\$ (31,163)	\$ (24,929)	\$ (18,399)	\$ (11,562)	\$ (4,408)
Closing Cash Balance	\$(2,236,142)	\$(2,032,364)	\$(1,818,298)	\$(1,593,583)	\$(1,357,846)	\$(1,110,705)	\$(851,763)	\$(580,614)	\$(296,837)	\$ -

**Appendix E-8
Table 2
City of Welland
Water**

Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW

Water	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ 210,036	\$ 174,722	\$ 201,318	\$ 158,959	\$ (296,934)	\$ (360,707)	\$ (333,811)	\$ (305,524)	\$ (275,798)	\$ (304,739)
Non-Residential Growth in Square Feet	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 41,259	\$ 42,084	\$ 42,926	\$ 43,784	\$ 44,660	\$ 45,553	\$ 46,464	\$ 47,393	\$ 48,341	\$ 49,308
Disbursements										
2019-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ 81,422	\$ 19,682	\$ 86,359	\$ 470,312	\$ 92,801	\$ 9,053	\$ 9,053	\$ 9,053	\$ 59,888	\$ 96,022
Inflated	\$ 81,422	\$ 20,076	\$ 89,848	\$ 499,099	\$ 100,451	\$ 9,995	\$ 10,195	\$ 10,399	\$ 70,169	\$ 114,755
Interest										
Interest on Changes in Balance	\$ (402)	\$ 220	\$ (469)	\$ (4,553)	\$ (558)	\$ 356	\$ 363	\$ 370	\$ (218)	\$ (654)
Interest on Opening Balance	\$ 5,251	\$ 4,368	\$ 5,033	\$ 3,974	\$ (7,423)	\$ (9,018)	\$ (8,345)	\$ (7,638)	\$ (6,895)	\$ (7,618)
Interest	\$ 4,849	\$ 4,588	\$ 4,564	\$ (579)	\$ (7,981)	\$ (8,662)	\$ (7,983)	\$ (7,268)	\$ (7,113)	\$ (8,273)
Closing Cash Balance	\$ 174,722	\$ 201,318	\$ 158,959	\$ (296,934)	\$ (360,707)	\$ (333,811)	\$ (305,524)	\$ (275,798)	\$ (304,739)	\$ (378,460)

2019 Adjusted Non-Residential Charge Per Square Foot	\$ 0.17
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NON-RESIDENTIAL CASH FLOW

Water	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$ (378,460)	\$ (348,270)	\$ (316,532)	\$ (283,192)	\$ (248,194)	\$ (211,479)	\$ (172,988)	\$ (132,659)	\$ (90,429)	\$ (46,232)
Non-Residential Growth in Square Feet	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 50,294	\$ 51,300	\$ 52,326	\$ 53,373	\$ 54,440	\$ 55,529	\$ 56,639	\$ 57,772	\$ 58,928	\$ 60,106
Disbursements										
2019-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ 9,053	\$ 9,053	\$ 9,053	\$ 9,053	\$ 9,053	\$ 9,053	\$ 9,053	\$ 9,053	\$ 9,053	\$ 9,053
Inflated	\$ 11,035	\$ 11,256	\$ 11,481	\$ 11,711	\$ 11,945	\$ 12,184	\$ 12,428	\$ 12,676	\$ 12,930	\$ 13,188
Interest										
Interest on Changes in Balance	\$ 393	\$ 400	\$ 408	\$ 417	\$ 425	\$ 433	\$ 442	\$ 451	\$ 460	\$ 469
Interest on Opening Balance	\$ (9,462)	\$ (8,707)	\$ (7,913)	\$ (7,080)	\$ (6,205)	\$ (5,287)	\$ (4,325)	\$ (3,316)	\$ (2,261)	\$ (1,156)
Interest	\$ (9,069)	\$ (8,306)	\$ (7,505)	\$ (6,663)	\$ (5,780)	\$ (4,854)	\$ (3,883)	\$ (2,866)	\$ (1,801)	\$ (687)
Closing Cash Balance	\$ (348,270)	\$ (316,532)	\$ (283,192)	\$ (248,194)	\$ (211,479)	\$ (172,988)	\$ (132,659)	\$ (90,429)	\$ (46,232)	\$ (1)

**Appendix E-9
Table 1
City of Welland
Wastewater
Cash Analysis and Adjusted Charges**

RESIDENTIAL CASH FLOW

Wastewater	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ (438,184)	\$(11,698,498)	\$(9,886,410)	\$(7,986,928)	\$(7,771,100)	\$(19,743,163)	\$(17,958,708)	\$(18,226,551)	\$(16,312,148)	\$(14,302,484)
Residential Population Growth in New Units	2518	2518	2518	2518	2518	2518	2518	2518	2518	2518
Receipts										
Residential Development Charge Receipts (Inflated)	\$ 2,101,660	\$ 2,143,693	\$ 2,186,567	\$ 2,230,298	\$ 2,274,904	\$ 2,320,402	\$ 2,366,810	\$ 2,414,147	\$ 2,462,429	\$ 2,511,678
Disbursements										
2019-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ 13,239,640	\$ 58,803	\$ 58,803	\$ 1,714,001	\$ 12,874,781	\$ 58,803	\$ 1,942,418	\$ 58,803	\$ 58,803	\$ 8,330,436
Inflated	\$ 13,239,640	\$ 59,979	\$ 61,179	\$ 1,818,911	\$ 13,936,077	\$ 64,923	\$ 2,187,478	\$ 67,546	\$ 68,897	\$ 9,955,642
Interest										
Interest on Changes in Balance	\$ (111,380)	\$ 20,837	\$ 21,254	\$ 4,114	\$ (116,612)	\$ 22,555	\$ 1,793	\$ 23,466	\$ 23,935	\$ (74,440)
Interest on Opening Balance	\$ (10,955)	\$ (292,462)	\$ (247,160)	\$ (199,673)	\$ (194,278)	\$ (493,579)	\$ (448,968)	\$ (455,664)	\$ (407,804)	\$ (357,562)
Interest	\$ (122,334)	\$ (271,625)	\$ (225,906)	\$ (195,559)	\$ (310,889)	\$ (471,024)	\$ (447,174)	\$ (432,198)	\$ (383,868)	\$ (432,002)
Closing Cash Balance	\$(11,698,498)	\$(9,886,410)	\$(7,986,928)	\$(7,771,100)	\$(19,743,163)	\$(17,958,708)	\$(18,226,551)	\$(16,312,148)	\$(14,302,484)	\$(22,178,450)

2019 Adjusted Residential Charge Per Capita	\$ 834.57
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RESIDENTIAL CASH FLOW

Wastewater	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$(22,178,450)	\$(20,409,272)	\$(18,549,391)	\$(16,595,611)	\$(14,544,636)	\$(12,393,069)	\$(10,137,409)	\$(7,774,048)	\$(5,299,267)	\$(2,709,234)
Residential Population Growth in New Units	2332	2332	2332	2332	2332	2332	2332	2332	2332	2332
Receipts										
Residential Development Charge Receipts (Inflated)	\$ 2,372,314	\$ 2,419,761	\$ 2,468,156	\$ 2,517,519	\$ 2,567,869	\$ 2,619,227	\$ 2,671,611	\$ 2,725,043	\$ 2,779,544	\$ 2,835,135
Disbursements										
2019-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ 58,803	\$ 58,803	\$ 58,803	\$ 58,803	\$ 58,803	\$ 58,803	\$ 58,803	\$ 58,803	\$ 58,803	\$ 58,803
Inflated	\$ 71,681	\$ 73,114	\$ 74,577	\$ 76,068	\$ 77,589	\$ 79,141	\$ 80,724	\$ 82,339	\$ 83,985	\$ 85,665
Interest										
Interest on Changes in Balance	\$ 23,006	\$ 23,466	\$ 23,936	\$ 24,415	\$ 24,903	\$ 25,401	\$ 25,909	\$ 26,427	\$ 26,956	\$ 27,495
Interest on Opening Balance	\$ (554,461)	\$ (510,232)	\$ (463,735)	\$ (414,890)	\$ (363,616)	\$ (309,827)	\$ (253,435)	\$ (194,351)	\$ (132,482)	\$ (67,731)
Interest	\$ (531,455)	\$ (486,765)	\$ (439,799)	\$ (390,476)	\$ (338,713)	\$ (284,426)	\$ (227,526)	\$ (167,924)	\$ (105,526)	\$ (40,236)
Closing Cash Balance	\$(20,409,272)	\$(18,549,391)	\$(16,595,611)	\$(14,544,636)	\$(12,393,069)	\$(10,137,409)	\$(7,774,048)	\$(5,299,267)	\$(2,709,234)	\$ -

Appendix E-9
Table 2
City of Welland
Wastewater Services
Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW

Wastewater	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ (64,807)	\$ (1,741,530)	\$ (1,485,366)	\$ (1,216,805)	\$ (1,197,799)	\$ (2,981,935)	\$ (2,732,076)	\$ (2,786,353)	\$ (2,518,499)	\$ (2,237,198)
Non-Residential Growth in Square Feet	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 299,613	\$ 305,605	\$ 311,717	\$ 317,952	\$ 324,311	\$ 330,797	\$ 337,413	\$ 344,161	\$ 351,044	\$ 358,065
Disbursements										
2019-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ 1,958,130	\$ 8,697	\$ 8,697	\$ 253,499	\$ 1,904,168	\$ 8,697	\$ 287,282	\$ 8,697	\$ 8,697	\$ 1,232,064
Inflated	\$ 1,958,130	\$ 8,871	\$ 9,048	\$ 269,015	\$ 2,061,133	\$ 9,602	\$ 323,526	\$ 9,990	\$ 10,190	\$ 1,472,430
Interest										
Interest on Changes in Balance	\$ (16,585)	\$ 2,967	\$ 3,027	\$ 489	\$ (17,368)	\$ 3,212	\$ 139	\$ 3,342	\$ 3,409	\$ (11,144)
Interest on Opening Balance	\$ (1,620)	\$ (43,538)	\$ (37,134)	\$ (30,420)	\$ (29,945)	\$ (74,548)	\$ (68,302)	\$ (69,659)	\$ (62,962)	\$ (55,930)
Interest	\$ (18,205)	\$ (40,571)	\$ (34,107)	\$ (29,931)	\$ (47,313)	\$ (71,336)	\$ (68,163)	\$ (66,317)	\$ (59,554)	\$ (67,074)
Closing Cash Balance	\$ (1,741,530)	\$ (1,485,366)	\$ (1,216,805)	\$ (1,197,799)	\$ (2,981,935)	\$ (2,732,076)	\$ (2,786,353)	\$ (2,518,499)	\$ (2,237,198)	\$ (3,418,637)

2019 Adjusted Non-Residential Charge Per Square Foot	\$ 1.23
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NON-RESIDENTIAL CASH FLOW

Wastewater	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$ (3,418,637)	\$ (3,145,932)	\$ (2,859,246)	\$ (2,558,086)	\$ (2,241,944)	\$ (1,910,297)	\$ (1,562,604)	\$ (1,198,310)	\$ (816,842)	\$ (417,608)
Non-Residential Growth in Square Feet	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 365,226	\$ 372,531	\$ 379,982	\$ 387,581	\$ 395,333	\$ 403,239	\$ 411,304	\$ 419,530	\$ 427,921	\$ 436,479
Disbursements										
2019-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ 8,697	\$ 8,697	\$ 8,697	\$ 8,697	\$ 8,697	\$ 8,697	\$ 8,697	\$ 8,697	\$ 8,697	\$ 8,697
Inflated	\$ 10,601	\$ 10,814	\$ 11,030	\$ 11,250	\$ 11,475	\$ 11,705	\$ 11,939	\$ 12,178	\$ 12,421	\$ 12,670
Interest										
Interest on Changes in Balance	\$ 3,546	\$ 3,617	\$ 3,690	\$ 3,763	\$ 3,839	\$ 3,915	\$ 3,994	\$ 4,074	\$ 4,155	\$ 4,238
Interest on Opening Balance	\$ (85,466)	\$ (78,648)	\$ (71,481)	\$ (63,952)	\$ (56,049)	\$ (47,757)	\$ (39,065)	\$ (29,958)	\$ (20,421)	\$ (10,440)
Interest	\$ (81,920)	\$ (75,031)	\$ (67,792)	\$ (60,189)	\$ (52,210)	\$ (43,842)	\$ (35,071)	\$ (25,884)	\$ (16,266)	\$ (6,202)
Closing Cash Balance	\$ (3,145,932)	\$ (2,859,246)	\$ (2,558,086)	\$ (2,241,944)	\$ (1,910,297)	\$ (1,562,604)	\$ (1,198,310)	\$ (816,842)	\$ (417,608)	\$ -

Appendix E-10
Table 1
City of Welland
Stormwater
Cash Analysis and Adjusted Charges

RESIDENTIAL CASH FLOW

Stormwater	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ 566,052	\$ 65,065	\$ (10,016)	\$ (185,749)	\$ (1,139,255)	\$ (921,543)	\$ (693,464)	\$ (3,007,424)	\$ (2,821,347)	\$ (2,625,393)
Residential Population Growth in New Units	2518	2518	2518	2518	2518	2518	2518	2518	2518	2518
Receipts										
Residential Development Charge Receipts (Inflated)	\$ 261,128	\$ 266,351	\$ 271,678	\$ 277,111	\$ 282,653	\$ 288,306	\$ 294,073	\$ 299,954	\$ 305,953	\$ 312,072
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 771,165	\$ 335,587	\$ 428,127	\$ 1,146,410	\$ 35,935	\$ 35,935	\$ 2,280,272	\$ 35,935	\$ 35,935	\$ 35,935
Inflated	\$ 771,165	\$ 342,299	\$ 445,423	\$ 1,216,579	\$ 38,897	\$ 39,675	\$ 2,567,957	\$ 41,278	\$ 42,104	\$ 42,946
Interest										
Interest on Changes in Balance	\$ (5,100)	\$ (759)	\$ (1,737)	\$ (9,395)	\$ 2,438	\$ 2,486	\$ (22,739)	\$ 2,587	\$ 2,638	\$ 2,691
Interest on Opening Balance	\$ 14,151	\$ 1,627	\$ (250)	\$ (4,644)	\$ (28,481)	\$ (23,039)	\$ (17,337)	\$ (75,186)	\$ (70,534)	\$ (65,635)
Interest	\$ 9,051	\$ 867	\$ (1,988)	\$ (14,038)	\$ (26,044)	\$ (20,552)	\$ (40,075)	\$ (72,599)	\$ (67,895)	\$ (62,944)
Closing Cash Balance	\$ 65,065	\$ (10,016)	\$ (185,749)	\$ (1,139,255)	\$ (921,543)	\$ (693,464)	\$ (3,007,424)	\$ (2,821,347)	\$ (2,625,393)	\$ (2,419,210)

2019 Adjusted Residential Charge Per Capita	\$ 103.69
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RESIDENTIAL CASH FLOW

Stormwater	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$ (2,419,210)	\$ (2,226,230)	\$ (2,023,355)	\$ (1,810,238)	\$ (1,586,519)	\$ (1,351,828)	\$ (1,105,782)	\$ (847,988)	\$ (578,041)	\$ (295,522)
Residential Population Growth in New Units	2332	2332	2332	2332	2332	2332	2332	2332	2332	2332
Receipts										
Residential Development Charge Receipts (Inflated)	\$ 294,756	\$ 300,652	\$ 306,665	\$ 312,798	\$ 319,054	\$ 325,435	\$ 331,944	\$ 338,582	\$ 345,354	\$ 352,261
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 35,935	\$ 35,935	\$ 35,935	\$ 35,935	\$ 35,935	\$ 35,935	\$ 35,935	\$ 35,935	\$ 35,935	\$ 35,935
Inflated	\$ 43,805	\$ 44,681	\$ 45,575	\$ 46,486	\$ 47,416	\$ 48,364	\$ 49,331	\$ 50,318	\$ 51,324	\$ 52,351
Interest										
Interest on Changes in Balance	\$ 2,510	\$ 2,560	\$ 2,611	\$ 2,663	\$ 2,716	\$ 2,771	\$ 2,826	\$ 2,883	\$ 2,940	\$ 2,999
Interest on Opening Balance	\$ (60,480)	\$ (55,656)	\$ (50,584)	\$ (45,256)	\$ (39,663)	\$ (33,796)	\$ (27,645)	\$ (21,200)	\$ (14,451)	\$ (7,388)
Interest	\$ (57,971)	\$ (53,096)	\$ (47,973)	\$ (42,593)	\$ (36,947)	\$ (31,025)	\$ (24,818)	\$ (18,317)	\$ (11,511)	\$ (4,389)
Closing Cash Balance	\$ (2,226,230)	\$ (2,023,355)	\$ (1,810,238)	\$ (1,586,519)	\$ (1,351,828)	\$ (1,105,782)	\$ (847,988)	\$ (578,041)	\$ (295,522)	\$ (1)

Appendix E-10
Table 2
City of Welland
Stormwater
Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW

Stormwater	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ 83,718	\$ 8,215	\$ (4,361)	\$ (31,889)	\$ (174,516)	\$ (143,991)	\$ (112,006)	\$ (456,060)	\$ (430,439)	\$ (403,436)
Non-Residential Growth in Square Feet	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 37,226	\$ 37,971	\$ 38,730	\$ 39,505	\$ 40,295	\$ 41,101	\$ 41,923	\$ 42,761	\$ 43,617	\$ 44,489
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 114,055	\$ 49,633	\$ 63,320	\$ 169,553	\$ 5,315	\$ 5,315	\$ 337,250	\$ 5,315	\$ 5,315	\$ 5,315
Inflated	\$ 114,055	\$ 50,626	\$ 65,878	\$ 179,931	\$ 5,753	\$ 5,868	\$ 379,798	\$ 6,105	\$ 6,227	\$ 6,352
Interest										
Interest on Changes in Balance	\$ (768)	\$ (127)	\$ (271)	\$ (1,404)	\$ 345	\$ 352	\$ (3,379)	\$ 367	\$ 374	\$ 381
Interest on Opening Balance	\$ 2,093	\$ 205	\$ (109)	\$ (797)	\$ (4,363)	\$ (3,600)	\$ (2,800)	\$ (11,402)	\$ (10,761)	\$ (10,086)
Interest	\$ 1,325	\$ 79	\$ (380)	\$ (2,201)	\$ (4,017)	\$ (3,247)	\$ (6,179)	\$ (11,035)	\$ (10,387)	\$ (9,705)
Closing Cash Balance	\$ 8,215	\$ (4,361)	\$ (31,889)	\$ (174,516)	\$ (143,991)	\$ (112,006)	\$ (456,060)	\$ (430,439)	\$ (403,436)	\$ (375,004)

2019 Adjusted Non-Residential Charge Per Squar \$	0.15
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NON-RESIDENTIAL CASH FLOW

Stormwater	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$ (375,004)	\$ (345,090)	\$ (313,642)	\$ (280,607)	\$ (245,928)	\$ (209,548)	\$ (171,408)	\$ (131,447)	\$ (89,602)	\$ (45,809)
Non-Residential Growth in Square Feet	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159	243,159
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 45,379	\$ 46,286	\$ 47,212	\$ 48,156	\$ 49,119	\$ 50,102	\$ 51,104	\$ 52,126	\$ 53,168	\$ 54,232
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 5,315	\$ 5,315	\$ 5,315	\$ 5,315	\$ 5,315	\$ 5,315	\$ 5,315	\$ 5,315	\$ 5,315	\$ 5,315
Inflated	\$ 6,479	\$ 6,608	\$ 6,740	\$ 6,875	\$ 7,013	\$ 7,153	\$ 7,296	\$ 7,442	\$ 7,591	\$ 7,743
Interest										
Interest on Changes in Balance	\$ 389	\$ 397	\$ 405	\$ 413	\$ 421	\$ 429	\$ 438	\$ 447	\$ 456	\$ 465
Interest on Opening Balance	\$ (9,375)	\$ (8,627)	\$ (7,841)	\$ (7,015)	\$ (6,148)	\$ (5,239)	\$ (4,285)	\$ (3,286)	\$ (2,240)	\$ (1,145)
Interest	\$ (8,986)	\$ (8,230)	\$ (7,436)	\$ (6,602)	\$ (5,727)	\$ (4,809)	\$ (3,847)	\$ (2,839)	\$ (1,784)	\$ (680)
Closing Cash Balance	\$ (345,090)	\$ (313,642)	\$ (280,607)	\$ (245,928)	\$ (209,548)	\$ (171,408)	\$ (131,447)	\$ (89,602)	\$ (45,809)	\$ -

Appendix E-11
Table 1
City of Welland
North West Service Area (Water)
Cash Analysis and Adjusted Charges

RESIDENTIAL CASH FLOW

North West Service Area (Water)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ -	\$ (151,819)	\$ (310,469)	\$ (476,183)	\$ (649,199)	\$ (829,762)	\$ (683,929)	\$ (531,119)	\$ (371,090)	\$ (203,594)
Residential Population Growth in New Units	0	0	0	0	0	430	430	430	430	430
Receipts										
Residential Development Charge Receipts (Inflated)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,888	\$ 337,506	\$ 344,256	\$ 351,141	\$ 358,164
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316
Inflated	\$ 150,316	\$ 153,322	\$ 156,388	\$ 159,516	\$ 162,706	\$ 165,961	\$ 169,280	\$ 172,665	\$ 176,119	\$ 179,641
Interest										
Interest on Changes in Balance	\$ (1,503)	\$ (1,533)	\$ (1,564)	\$ (1,595)	\$ (1,627)	\$ 1,649	\$ 1,682	\$ 1,716	\$ 1,750	\$ 1,785
Interest on Opening Balance	\$ -	\$ (3,795)	\$ (7,762)	\$ (11,905)	\$ (16,230)	\$ (20,744)	\$ (17,098)	\$ (13,278)	\$ (9,277)	\$ (5,090)
Interest	\$ (1,503)	\$ (5,329)	\$ (9,326)	\$ (13,500)	\$ (17,857)	\$ (19,095)	\$ (15,416)	\$ (11,562)	\$ (7,527)	\$ (3,305)
Closing Cash Balance	\$ (151,819)	\$ (310,469)	\$ (476,183)	\$ (649,199)	\$ (829,762)	\$ (683,929)	\$ (531,119)	\$ (371,090)	\$ (203,594)	\$ (28,376)
2019 Adjusted Residential Charge Per Capita	\$ 697.68	\$ -								

RESIDENTIAL CASH FLOW

North West Service Area (Water)	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$ (28,376)	\$ (214,151)	\$ (408,272)	\$ (611,022)	\$ (822,691)	\$ (1,043,580)	\$ (853,638)	\$ (654,627)	\$ (446,234)	\$ (228,136)
Residential Population Growth in New Units	0	0	0	0	0	443	443	443	443	443
Receipts										
Residential Development Charge Receipts (Inflated)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 416,197	\$ 424,521	\$ 433,012	\$ 441,672	\$ 450,506
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316	\$ 150,316
Inflated	\$ 183,234	\$ 186,898	\$ 190,636	\$ 194,449	\$ 198,338	\$ 202,305	\$ 206,351	\$ 210,478	\$ 214,688	\$ 218,981
Interest										
Interest on Changes in Balance	\$ (1,832)	\$ (1,869)	\$ (1,906)	\$ (1,944)	\$ (1,983)	\$ 2,139	\$ 2,182	\$ 2,225	\$ 2,270	\$ 2,315
Interest on Opening Balance	\$ (709)	\$ (5,354)	\$ (10,207)	\$ (15,276)	\$ (20,567)	\$ (26,090)	\$ (21,341)	\$ (16,366)	\$ (11,156)	\$ (5,703)
Interest	\$ (2,542)	\$ (7,223)	\$ (12,113)	\$ (17,220)	\$ (22,551)	\$ (23,951)	\$ (19,159)	\$ (14,140)	\$ (8,886)	\$ (3,388)
Closing Cash Balance	\$ (214,151)	\$ (408,272)	\$ (611,022)	\$ (822,691)	\$ (1,043,580)	\$ (853,638)	\$ (654,627)	\$ (446,234)	\$ (228,136)	\$ -

Appendix E-11
Table 2
City of Welland
North West Service Area (Water)
Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW

North West Service Area (Water)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ -	\$ (4,731)	\$ (9,675)	\$ (14,840)	\$ (20,232)	\$ (25,859)	\$ (21,278)	\$ (16,479)	\$ (11,453)	\$ (6,192)
Non-Residential Growth in Square Feet	0	0	0	0	0	5118	5118	5118	5118	5118
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,347	\$ 10,554	\$ 10,765	\$ 10,980	\$ 11,200
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684
Inflated	\$ 4,684	\$ 4,778	\$ 4,874	\$ 4,971	\$ 5,071	\$ 5,172	\$ 5,275	\$ 5,381	\$ 5,489	\$ 5,598
Interest										
Interest on Changes in Balance	\$ (47)	\$ (48)	\$ (49)	\$ (50)	\$ (51)	\$ 52	\$ 53	\$ 54	\$ 55	\$ 56
Interest on Opening Balance	\$ -	\$ (118)	\$ (242)	\$ (371)	\$ (506)	\$ (646)	\$ (532)	\$ (412)	\$ (286)	\$ (155)
Interest	\$ (47)	\$ (166)	\$ (291)	\$ (421)	\$ (556)	\$ (595)	\$ (479)	\$ (358)	\$ (231)	\$ (99)
Closing Cash Balance	\$ (4,731.29)	\$ (9,675.49)	\$ (14,839.81)	\$ (20,231.68)	\$ (25,858.77)	\$ (21,278.38)	\$ (16,478.94)	\$ (11,452.88)	\$ (6,192.41)	\$ (689)

2019 Adjusted Non-Residential Charge Per Square Foot	\$ 1.83
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NON-RESIDENTIAL CASH FLOW

North West Service Area (Water)	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$ (689)	\$ 5,065	\$ 11,078	\$ 17,359	\$ 23,917	\$ 30,762	\$ 25,163	\$ 19,297	\$ 13,154	\$ 6,725
Non-Residential Growth in Square Feet	5118	5118	5118	5118	5118	0	0	0	0	0
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 11,424	\$ 11,653	\$ 11,886	\$ 12,123	\$ 12,366	\$ -	\$ -	\$ -	\$ -	\$ -
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684
Inflated	\$ 5,710	\$ 5,825	\$ 5,941	\$ 6,060	\$ 6,181	\$ 6,305	\$ 6,431	\$ 6,559	\$ 6,691	\$ 6,824
Interest										
Interest on Changes in Balance	\$ 57	\$ 58	\$ 59	\$ 61	\$ 62	\$ (63)	\$ (64)	\$ (66)	\$ (67)	\$ (68)
Interest on Opening Balance	\$ (17)	\$ 127	\$ 277	\$ 434	\$ 598	\$ 769	\$ 629	\$ 482	\$ 329	\$ 168
Interest	\$ 40	\$ 185	\$ 336	\$ 495	\$ 660	\$ 706	\$ 565	\$ 417	\$ 262	\$ 100
Closing Cash Balance	\$ 5,065	\$ 11,078	\$ 17,359	\$ 23,917	\$ 30,762	\$ 25,163	\$ 19,297	\$ 13,154	\$ 6,725	\$ 1

Appendix E-12
Table 1
City of Welland
North West Service Area (Wastewater)
Cash Analysis and Adjusted Charges

RESIDENTIAL CASH FLOW

North West Service Area (Wastewater)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ -	\$ (95,499)	\$ (195,295)	\$ (299,535)	\$ (408,367)	\$ (521,947)	\$ (430,214)	\$ (334,091)	\$ (233,428)	\$ (128,067)
Residential Population Growth in New Units	0	0	0	0	0	430	430	430	430	430
Receipts										
Residential Development Charge Receipts (Inflated)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208,139	\$ 212,302	\$ 216,548	\$ 220,879	\$ 225,297
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553
Inflated	\$ 94,553	\$ 96,444	\$ 98,373	\$ 100,341	\$ 102,348	\$ 104,395	\$ 106,482	\$ 108,612	\$ 110,784	\$ 113,000
Interest										
Interest on Changes in Balance	\$ (946)	\$ (964)	\$ (984)	\$ (1,003)	\$ (1,023)	\$ 1,037	\$ 1,058	\$ 1,079	\$ 1,101	\$ 1,123
Interest on Opening Balance	\$ -	\$ (2,387)	\$ (4,882)	\$ (7,488)	\$ (10,209)	\$ (13,049)	\$ (10,755)	\$ (8,352)	\$ (5,836)	\$ (3,202)
Interest	\$ (946)	\$ (3,352)	\$ (5,866)	\$ (8,492)	\$ (11,233)	\$ (12,011)	\$ (9,697)	\$ (7,273)	\$ (4,735)	\$ (2,079)
Closing Cash Balance	\$ (95,499)	\$ (195,295)	\$ (299,535)	\$ (408,367)	\$ (521,947)	\$ (430,214)	\$ (334,091)	\$ (233,428)	\$ (128,067)	\$ (17,849)
2019 Adjusted Residential Charge Per Capita	\$ 438.86		\$ -							

RESIDENTIAL CASH FLOW

North West Service Area (Wastewater)	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$ (17,849)	\$ (134,708)	\$ (256,817)	\$ (384,353)	\$ (517,500)	\$ (656,446)	\$ (536,966)	\$ (411,782)	\$ (280,696)	\$ (143,505)
Residential Population Growth in New Units	0	0	0	0	0	443	443	443	443	443
Receipts										
Residential Development Charge Receipts (Inflated)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,802	\$ 267,038	\$ 272,378	\$ 277,826	\$ 283,383
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553	\$ 94,553
Inflated	\$ 115,260	\$ 117,565	\$ 119,916	\$ 122,315	\$ 124,761	\$ 127,256	\$ 129,801	\$ 132,397	\$ 135,045	\$ 137,746
Interest										
Interest on Changes in Balance	\$ (1,153)	\$ (1,176)	\$ (1,199)	\$ (1,223)	\$ (1,248)	\$ 1,345	\$ 1,372	\$ 1,400	\$ 1,428	\$ 1,456
Interest on Opening Balance	\$ (446)	\$ (3,368)	\$ (6,420)	\$ (9,609)	\$ (12,938)	\$ (16,411)	\$ (13,424)	\$ (10,295)	\$ (7,017)	\$ (3,588)
Interest	\$ (1,599)	\$ (4,543)	\$ (7,620)	\$ (10,832)	\$ (14,185)	\$ (15,066)	\$ (12,052)	\$ (8,895)	\$ (5,590)	\$ (2,131)
Closing Cash Balance	\$ (134,708)	\$ (256,817)	\$ (384,353)	\$ (517,500)	\$ (656,446)	\$ (536,966)	\$ (411,782)	\$ (280,696)	\$ (143,505)	\$ -

Appendix E-12
Table 2
City of Welland
North West Service Area (Wastewater)
Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW

North West Service Area (Wastewater)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ -	\$ (2,976)	\$ (6,086)	\$ (9,335)	\$ (12,726)	\$ (16,266)	\$ (13,385)	\$ (10,366)	\$ (7,204)	\$ (3,895)
Non-Residential Growth in Square Feet	0	0	0	0	0	5118	5118	5118	5118	5118
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,509	\$ 6,639	\$ 6,772	\$ 6,907	\$ 7,045
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947
Inflated	\$ 2,947	\$ 3,006	\$ 3,066	\$ 3,127	\$ 3,190	\$ 3,253	\$ 3,318	\$ 3,385	\$ 3,452	\$ 3,522
Interest										
Interest on Changes in Balance	\$ (29)	\$ (30)	\$ (31)	\$ (31)	\$ (32)	\$ 33	\$ 33	\$ 34	\$ 35	\$ 35
Interest on Opening Balance	\$ -	\$ (74)	\$ (152)	\$ (233)	\$ (318)	\$ (407)	\$ (335)	\$ (259)	\$ (180)	\$ (97)
Interest	\$ (29)	\$ (104)	\$ (183)	\$ (265)	\$ (350)	\$ (374)	\$ (301)	\$ (225)	\$ (146)	\$ (62)
Closing Cash Balance	\$ (2,976)	\$ (6,086)	\$ (9,335)	\$ (12,726)	\$ (16,266)	\$ (13,385)	\$ (10,366)	\$ (7,204)	\$ (3,895)	\$ (433)
2019 Adjusted Non-Residential Charge Per Square Foot	\$ 1.15	\$ -								

North West Service Area (Wastewater)	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$ (433)	\$ 3,186	\$ 6,968	\$ 10,919	\$ 15,044	\$ 19,350	\$ 15,828	\$ 12,138	\$ 8,274	\$ 4,230
Non-Residential Growth in Square Feet	5118	5118	5118	5118	5118	0	0	0	0	0
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 7,186	\$ 7,330	\$ 7,477	\$ 7,626	\$ 7,779	\$ -	\$ -	\$ -	\$ -	\$ -
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947	\$ 2,947
Inflated	\$ 3,592	\$ 3,664	\$ 3,737	\$ 3,812	\$ 3,888	\$ 3,966	\$ 4,045	\$ 4,126	\$ 4,209	\$ 4,293
Interest										
Interest on Changes in Balance	\$ 36	\$ 37	\$ 37	\$ 38	\$ 39	\$ (40)	\$ (40)	\$ (41)	\$ (42)	\$ (43)
Interest on Opening Balance	\$ (11)	\$ 80	\$ 174	\$ 273	\$ 376	\$ 484	\$ 396	\$ 303	\$ 207	\$ 106
Interest	\$ 25	\$ 116	\$ 212	\$ 311	\$ 415	\$ 444	\$ 355	\$ 262	\$ 165	\$ 63
Closing Cash Balance	\$ 3,186	\$ 6,968	\$ 10,919	\$ 15,044	\$ 19,350	\$ 15,828	\$ 12,138	\$ 8,274	\$ 4,230	\$ -

Appendix E-13
Table 1
City of Welland
North West Service Area (Stormwater)
Cash Analysis and Adjusted Charges

RESIDENTIAL CASH FLOW

North West Service Area (Stormwater)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ -	\$ (1,021,789)	\$(2,089,558)	\$(3,204,866)	\$(4,369,319)	\$(5,584,569)	\$(4,603,066)	\$(3,574,603)	\$(2,497,557)	\$(1,370,258)
Residential Population Growth in New Units	0	0	0	0	0	430	430	430	430	430
Receipts										
Residential Development Charge Receipts (Inflated)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,226,985	\$ 2,271,525	\$ 2,316,955	\$ 2,363,294	\$ 2,410,560
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672
Inflated	\$ 1,011,672	\$ 1,031,906	\$ 1,052,544	\$ 1,073,595	\$ 1,095,067	\$ 1,116,968	\$ 1,139,307	\$ 1,162,093	\$ 1,185,335	\$ 1,209,042
Interest										
Interest on Changes in Balance	\$ (10,117)	\$ (10,319)	\$ (10,525)	\$ (10,736)	\$ (10,951)	\$ 11,100	\$ 11,322	\$ 11,549	\$ 11,780	\$ 12,015
Interest on Opening Balance	\$ -	\$ (25,545)	\$ (52,239)	\$ (80,122)	\$ (109,233)	\$ (139,614)	\$ (115,077)	\$ (89,365)	\$ (62,439)	\$ (34,256)
Interest	\$ (10,117)	\$ (35,864)	\$ (62,764)	\$ (90,858)	\$ (120,184)	\$ (128,514)	\$ (103,754)	\$ (77,816)	\$ (50,659)	\$ (22,241)
Closing Cash Balance	\$ (1,021,789)	\$ (2,089,558)	\$(3,204,866)	\$(4,369,319)	\$(5,584,569)	\$(4,603,066)	\$(3,574,603)	\$(2,497,557)	\$(1,370,258)	\$ (190,981)
2019 Adjusted Residential Charge Per Capita	\$ 4,695.62	\$ -								

RESIDENTIAL CASH FLOW

North West Service Area (Stormwater)	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$ (190,981)	\$(1,441,310)	\$(2,747,809)	\$(4,112,380)	\$(5,536,982)	\$(7,023,635)	\$(5,745,265)	\$(4,405,856)	\$(3,003,301)	\$(1,535,428)
Residential Population Growth in New Units	0	0	0	0	0	443	443	443	443	443
Receipts										
Residential Development Charge Receipts (Inflated)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,801,143	\$ 2,857,166	\$ 2,914,309	\$ 2,972,595	\$ 3,032,047
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672	\$ 1,011,672
Inflated	\$ 1,233,223	\$ 1,257,887	\$ 1,283,045	\$ 1,308,706	\$ 1,334,880	\$ 1,361,578	\$ 1,388,809	\$ 1,416,585	\$ 1,444,917	\$ 1,473,815
Interest										
Interest on Changes in Balance	\$ (12,332)	\$ (12,579)	\$ (12,830)	\$ (13,087)	\$ (13,349)	\$ 14,396	\$ 14,684	\$ 14,977	\$ 15,277	\$ 15,582
Interest on Opening Balance	\$ (4,775)	\$ (36,033)	\$ (68,695)	\$ (102,810)	\$ (138,425)	\$ (175,591)	\$ (143,632)	\$ (110,146)	\$ (75,083)	\$ (38,386)
Interest	\$ (17,107)	\$ (48,612)	\$ (81,526)	\$ (115,897)	\$ (151,773)	\$ (161,195)	\$ (128,948)	\$ (95,169)	\$ (59,806)	\$ (22,803)
Closing Cash Balance	\$(1,441,310)	\$(2,747,809)	\$(4,112,380)	\$(5,536,982)	\$(7,023,635)	\$(5,745,265)	\$(4,405,856)	\$(3,003,301)	\$(1,535,428)	\$ -

Appendix E-13
Table 2
City of Welland
North West Service Area (Stormwater)
Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW

North West Service Area (Stormwater)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ -	\$ (31,843)	\$ (65,119)	\$ (99,877)	\$ (136,166)	\$ (174,038)	\$ (143,211)	\$ (110,909)	\$ (77,082)	\$ (41,678)
Non-Residential Growth in Square Feet	0	0	0	0	0	5118	5118	5118	5118	5118
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,639	\$ 71,032	\$ 72,453	\$ 73,902	\$ 75,380
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528
Inflated	\$ 31,528	\$ 32,158	\$ 32,802	\$ 33,458	\$ 34,127	\$ 34,809	\$ 35,505	\$ 36,216	\$ 36,940	\$ 37,679
Interest										
Interest on Changes in Balance	\$ (315)	\$ (322)	\$ (328)	\$ (335)	\$ (341)	\$ 348	\$ 355	\$ 362	\$ 370	\$ 377
Interest on Opening Balance	\$ -	\$ (796)	\$ (1,628)	\$ (2,497)	\$ (3,404)	\$ (4,351)	\$ (3,580)	\$ (2,773)	\$ (1,927)	\$ (1,042)
Interest	\$ (315)	\$ (1,118)	\$ (1,956)	\$ (2,831)	\$ (3,745)	\$ (4,003)	\$ (3,225)	\$ (2,410)	\$ (1,557)	\$ (665)
Closing Cash Balance	\$ (31,843)	\$ (65,119)	\$ (99,877)	\$ (136,166)	\$ (174,038)	\$ (143,211)	\$ (110,909)	\$ (77,082)	\$ (41,678)	\$ (4,642)

2019 Adjusted Non-Residential Charge Per Square Foot	\$ 12.32
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\$ -

NON-RESIDENTIAL CASH FLOW

North West Service Area (Stormwater)	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$ (4,642)	\$ 34,082	\$ 74,551	\$ 116,824	\$ 160,962	\$ 207,027	\$ 169,346	\$ 129,866	\$ 88,525	\$ 45,258
Non-Residential Growth in Square Feet	5118	5118	5118	5118	5118	0	0	0	0	0
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 76,887	\$ 78,425	\$ 79,994	\$ 81,593	\$ 83,225	\$ -	\$ -	\$ -	\$ -	\$ -
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528	\$ 31,528
Inflated	\$ 38,432	\$ 39,201	\$ 39,985	\$ 40,785	\$ 41,600	\$ 42,432	\$ 43,281	\$ 44,147	\$ 45,029	\$ 45,930
Interest										
Interest on Changes in Balance	\$ 385	\$ 392	\$ 400	\$ 408	\$ 416	\$ (424)	\$ (433)	\$ (441)	\$ (450)	\$ (459)
Interest on Opening Balance	\$ (116)	\$ 852	\$ 1,864	\$ 2,921	\$ 4,024	\$ 5,176	\$ 4,234	\$ 3,247	\$ 2,213	\$ 1,131
Interest	\$ 269	\$ 1,244	\$ 2,264	\$ 3,329	\$ 4,440	\$ 4,751	\$ 3,801	\$ 2,805	\$ 1,763	\$ 672
Closing Cash Balance	\$ 34,082	\$ 74,551	\$ 116,824	\$ 160,962	\$ 207,027	\$ 169,346	\$ 129,866	\$ 88,525	\$ 45,258	\$ -

Appendix F

Operating, Capital & Asset Management Cost Implications

**Appendix F
Table 1
City of Welland
Long-Term Operating Cost Impacts**

Cummulative Net Operating Impacts Service	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Government - Admin Studies	\$ 24,623	\$ 49,247	\$ 73,870	\$ 98,493	\$ 123,117	\$ 147,740	\$ 172,363	\$ 196,986	\$ 221,610	\$ 246,233	\$ 1,354,282
Parks & Recreation	\$ 265,616	\$ 531,232	\$ 796,848	\$ 1,062,464	\$ 1,328,080	\$ 1,593,696	\$ 1,859,312	\$ 2,124,928	\$ 2,390,544	\$ 2,656,160	\$ 14,608,877
Library	\$ 75,595	\$ 151,189	\$ 226,784	\$ 302,378	\$ 377,973	\$ 453,567	\$ 529,162	\$ 604,756	\$ 680,351	\$ 755,945	\$ 4,157,698
Transit	\$ 228,671	\$ 457,342	\$ 686,013	\$ 914,684	\$ 1,143,355	\$ 1,372,026	\$ 1,600,697	\$ 1,829,368	\$ 2,058,039	\$ 2,286,710	\$ 12,576,907
Fire	\$ 413,754	\$ 827,507	\$ 1,241,261	\$ 1,655,015	\$ 2,068,769	\$ 2,482,522	\$ 2,896,276	\$ 3,310,030	\$ 3,723,783	\$ 4,137,537	\$ 22,756,454
Public Works	\$ 37,886	\$ 75,772	\$ 113,657	\$ 151,543	\$ 189,429	\$ 227,315	\$ 265,200	\$ 303,086	\$ 340,972	\$ 378,858	\$ 2,083,717
Roads and Related	\$ 331,125	\$ 662,250	\$ 993,375	\$ 1,324,499	\$ 1,655,624	\$ 1,986,749	\$ 2,317,874	\$ 2,648,999	\$ 2,980,124	\$ 3,311,249	\$ 18,211,867
Stormwater	\$ 26,320	\$ 52,640	\$ 78,960	\$ 105,280	\$ 131,600	\$ 157,920	\$ 184,240	\$ 210,560	\$ 236,880	\$ 263,200	\$ 1,447,603
Water	\$ 403,063	\$ 806,127	\$ 1,209,190	\$ 1,612,254	\$ 2,015,317	\$ 2,418,380	\$ 2,821,444	\$ 3,224,507	\$ 3,627,570	\$ 4,030,634	\$ 22,168,486
Wastewater	\$ 644,308	\$ 1,288,616	\$ 1,932,924	\$ 2,577,232	\$ 3,221,540	\$ 3,865,848	\$ 4,510,156	\$ 5,154,464	\$ 5,798,772	\$ 6,443,080	\$ 35,436,941
Total Cummulative Net Operating Impacts	\$ 2,450,961	\$ 4,901,921	\$ 7,352,882	\$ 9,803,842	\$ 12,254,803	\$ 14,705,763	\$ 17,156,724	\$ 19,607,685	\$ 22,058,645	\$ 24,509,606	\$ 134,802,831

**Appendix F
Table 2
City of Welland
Long-Term Capital Cost Implications**

Cummulative Net Capital Cost Impacts By Service	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Government - Admin Studies	\$ 70,000	\$ 52,500	\$ 70,500	\$ 56,500	\$ 45,000	\$ 62,500	\$ 67,500	\$ 60,000	\$ 45,000	\$ 45,000	\$ 574,500
Parks & Recreation	\$ 1,389,109	\$ 945,109	\$ 3,820,642	\$ 1,669,609	\$ 1,189,609	\$ 1,164,821	\$ 1,057,321	\$ 920,321	\$ 920,321	\$ 920,321	\$ 13,997,184
Library	\$ 259,028	\$ 268,361	\$ 257,553	\$ 305,057	\$ 235,627	\$ 235,627	\$ 290,627	\$ 228,750	\$ 228,750	\$ 228,750	\$ 2,538,131
Transit	\$ 3,045,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,410,335
Fire	\$ 13,013,850	\$ 1,416,242	\$ 286,525	\$ 1,598,252	\$ 148,449	\$ 148,449	\$ 148,449	\$ 148,449	\$ 148,449	\$ 148,449	\$ 17,205,561
Public Works	\$ 3,444,962	\$ 20,000	\$ -	\$ -	\$ -	\$ 600,000	\$ 4,560,000	\$ -	\$ -	\$ -	\$ 8,624,962
Roads and Related	\$ 2,828,200	\$ 3,660,000	\$ 325,000	\$ 2,340,000	\$ -	\$ 570,125	\$ 1,607,182	\$ -	\$ -	\$ 50,000	\$ 11,380,507
Stormwater	\$ 1,045,613	\$ 808,113	\$ 1,051,887	\$ 2,944,038	\$ 18,750	\$ 18,750	\$ 5,242,478	\$ 18,750	\$ 18,750	\$ 18,750	\$ 11,185,879
Water	\$ 821,995	\$ 896,975	\$ 554,475	\$ 2,274,475	\$ 154,475	\$ 154,475	\$ 154,475	\$ 154,475	\$ 1,059,921	\$ 229,475	\$ 6,455,212
Wastewater	\$ 19,956,830	\$ 10,000	\$ 10,000	\$ 10,000	\$ 9,685,050	\$ 10,000	\$ 692,800	\$ 10,000	\$ 10,000	\$ 2,782,000	\$ 33,176,680
Total Capital Cost Impacts	\$ 45,874,921	\$ 8,077,300	\$ 6,376,582	\$ 11,197,930	\$ 11,476,960	\$ 2,964,747	\$ 13,820,832	\$ 1,540,745	\$ 2,431,191	\$ 4,787,745	\$ 108,548,952

**Appendix F
Table 3
City of Welland
Long-Term Net Lifecycle Impacts**

Cummulative Net Lifecycle Impact Service	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Government - Admin Studies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks & Recreation	\$ 167,060	\$ 167,060	\$ 516,626	\$ 790,118	\$ 1,633,720	\$ 1,633,720	\$ 1,633,720	\$ 1,816,458	\$ 1,816,458	\$ 1,816,458	\$ 11,991,398
Library	\$ 566,614	\$ 566,614	\$ 566,614	\$ 566,614	\$ 566,614	\$ 566,614	\$ 566,614	\$ 566,614	\$ 566,614	\$ 588,458	\$ 5,687,985
Transit	\$ 4,453	\$ 9,919	\$ 11,060	\$ 27,759	\$ 395,294	\$ 395,294	\$ 438,987	\$ 438,987	\$ 438,987	\$ 438,987	\$ 2,599,727
Fire	\$ 665,737	\$ 755,976	\$ 755,976	\$ 880,909	\$ 1,118,427	\$ 1,272,069	\$ 1,272,069	\$ 1,272,069	\$ 1,550,470	\$ 1,550,470	\$ 11,094,172
Public Works	\$ 146,223	\$ 146,223	\$ 146,223	\$ 146,223	\$ 146,223	\$ 267,304	\$ 680,539	\$ 680,539	\$ 680,539	\$ 680,539	\$ 3,720,575
Roads and Related	\$ 253,064	\$ 712,439	\$ 782,799	\$ 1,007,800	\$ 1,213,203	\$ 1,259,224	\$ 1,624,052	\$ 1,624,052	\$ 1,624,052	\$ 1,645,896	\$ 11,746,582
Stormwater	\$ 12,580	\$ 158,865	\$ 168,027	\$ 280,170	\$ 280,170	\$ 280,170	\$ 501,183	\$ 501,183	\$ 501,183	\$ 501,183	\$ 3,184,714
Water	\$ 33,444	\$ 54,616	\$ 80,794	\$ 284,928	\$ 343,483	\$ 343,483	\$ 343,483	\$ 343,483	\$ 381,807	\$ 404,359	\$ 2,613,880
Wastewater	\$ 2,056,997	\$ 2,056,997	\$ 2,056,997	\$ 2,107,728	\$ 3,668,287	\$ 3,668,287	\$ 3,748,901	\$ 3,748,901	\$ 3,748,901	\$ 4,117,762	\$ 30,979,757
Northwest Service Area (Water)	\$ 3,271	\$ 6,607	\$ 10,010	\$ 13,481	\$ 17,022	\$ 20,633	\$ 24,317	\$ 28,074	\$ 31,906	\$ 35,815	\$ 191,137
Northwest Service Area (Wastewater)	\$ 1,887	\$ 3,812	\$ 5,775	\$ 7,778	\$ 9,820	\$ 11,904	\$ 14,029	\$ 16,197	\$ 18,407	\$ 20,663	\$ 110,271
Northwest Service Area (Stormwater)	\$ 28,302	\$ 57,170	\$ 86,616	\$ 116,650	\$ 147,285	\$ 178,533	\$ 210,405	\$ 242,915	\$ 276,076	\$ 309,899	\$ 1,653,850
Total Cummulative Net Lifecycle Impacts	\$ 3,939,632	\$ 4,696,297	\$ 5,187,516	\$ 6,230,158	\$ 9,539,548	\$ 9,897,235	\$ 11,058,299	\$ 11,279,473	\$ 11,635,401	\$ 12,110,489	\$ 85,574,048

Appendix G

Proposed Development Charges By-Law(s)

Appendix G1

THE CORPORATION OF THE CITY OF WELLAND

BY-LAW NUMBER 2022 - XX

A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CITY OF WELLAND FOR DESIGNATED SERVICES IN ACCORDANCE WITH THE DEVELOPMENT CHARGES ACT 1997 AND TO REPEAL BY-LAW 2019-83

WHEREAS Section 2(1) of the Development Charges Act, 1997 enables a Municipality to impose Development Charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the By-law applies.

AND WHEREAS the Council of the Corporation of the City of Welland has given notice and held the required Public Meeting in accordance with Section 12 of the Development Charges Act, 1997, on June 28, 2022, 2022.

AND WHEREAS the Council of the Corporation of the City of Welland has accepted a Report entitled 2022 Development Charges Background Study & By-Law(s), dated August 2, 2022 prepared by DFA Infrastructure International Inc.

AND WHEREAS the Council of the Corporation of the City of Welland deems it appropriate to establish Development Charges in the City of Welland because of increased needs for services arising from development of the area to which the By-law applies.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ENACTS AS FOLLOWS:

1. In this By-law,
 - (a) "Agricultural Use" means use or intended use for bona fide farming purposes:
 - i. including but not limited to:
 1. cultivation of crops, whether on open land or in greenhouses, including, but not limited, to fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers and ornamental plants.
 2. raising of animals, including, but not limited, to cattle, horses, pigs, poultry, livestock, fish, and
 3. animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing and market gardening
 - ii. but excluding:
 1. winery activities, retail sales activities, including, but not limited, to restaurants, banquet facilities, hospitality facilities and gift shops.
 - (b) "Apartment" means a DWELLING UNIT in an Apartment BUILDING or in a mixed-use BUILDING;
 - (c) "Apartment Building" means the whole of a BUILDING containing five (5) or more separate DWELLING UNITS and which has a single common entrance;
 - (d) "Brownfield" means undeveloped or previously developed properties that may be contaminated (and) are usually former industrial or commercial properties that may be under-utilized, derelict or vacant;

- (e) “Charitable Institution” means a charitable, non-profit philanthropic corporation organized for the relief of the poor if the corporation is supported in part by public funds, and which is exempt from taxation as a charitable institution pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31, as amended;
- (f) “Calculation Date” means the date on which the Chief Building Official for the City of Welland has issued the first building permit;
- (g) “Detached accessory dwelling unit” means a self-contained residential unit with kitchen and bathroom facilities within structures accessory to a single-detached dwelling, semi-detached dwelling, two-unit dwelling or townhouse dwelling;
- (h) “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 substantially increasing the size or usability thereof;
- (i) “Duplex” means the whole of a two-story BUILDING divided horizontally into two (2) separate above grade DWELLING UNITS, each of which has an independent entrance either directly or through a common vestibule;
- (j) “Dwelling” means a BUILDING, or part thereof, containing one (1) or more DWELLING UNITS, and includes retirement homes and lodges, and special care need units;
- (k) “Dwelling Unit” means a self-contained set of rooms, used as residential premises, located in a BUILDING, mobile home, park model home or trailer designed to be used year round as a building and which contains kitchen and bathroom facilities which are used only by the Occupants of the unit, is used as a single housekeeping unit in which no occupant has exclusive possession of any part of the unit, and which unit has a private entrance from outside the BUILDING or from a common hallway;
- (l) “Dwelling Room” means either:
 - i. each bedroom used, designed or intended for use by one or more persons living together in a lodging home, or student residence; or
 - ii. in the case of a special care/special need residence, each individual room or suite of rooms used, designed or intended for use by one or two persons with or without exclusive sanitary and/or culinary facilities.
- (m) “Fourplex” means the whole of a BUILDING, divided into four (4) separate DWELLING UNITS, each of which has an independent entrance either directly from the outside or through a common vestibule but does not include a TOWNHOUSE or STREET TOWNHOUSE;
- (n) “Freehold Triplex” means a TRIPLEX with each DWELLING UNIT on a separate LOT with frontage on a STREET;
- (o) “Gross Floor Area”(GFA) means the total floor area measured between the outside of exterior walls or virtual walls or between the outside of exterior walls or virtual walls and the centre line of party walls dividing the building from another building, of all floors and mezzanines above the average level of finished ground adjoining the building at its exterior walls;
- (p) “Garden Suite” means one-unit detached residential structures which contain bathroom and kitchen facilities, that are designed to be portable and are accessory to the existing residential structure;

- (q) “Group Home” means a dwelling for the accommodation of three to six residents, who require specialized personal care, supervised by agency staff and funded wholly or in part by any government or its agency and approved or supervised by the Province of Ontario under any act;
- (r) “Industrial Use” means land, buildings or structures used for or in connection with,
- i. manufacturing, producing, processing, storing or distributing something;
 - ii. research or development in connection with manufacturing, producing or processing something;
 - iii. 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;
 - iv. self-storage buildings;
 - v. office or administrative purposes, if they are,
 1. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 2. are attached or accessory to the building or structure used for that manufacturing, producing, processing, storage or distribution
- (s) “Institutional “ means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public and non-profit purpose and includes offices where such uses are accessory to an institutional use;
- (t) “Lodging Home” means a use in which the proprietor supplies for gain, lodging with or without meals to three or more persons other than the proprietor or members of his family but does not include a tourist establishment, hotel/motel, hospital or special care/special need residence, but does include a rooming house, boarding house and a student residence;
- (u) “Long Term Care Home” means a home, nursing home or home for the aged where the Ministry of Health and Long Term Care funds the care provided in such home and application for accommodation is made through a Community Care Access Centre;
- (v) “Low Density Multiple Dwelling” means a TRIPLEX DWELLING, a FREEHOLD TRIPLEX, a FOURPLEX DWELLING, a multiple attached DWELLING, a STREET TOWNHOUSE DWELLING or a TOWNHOUSE;
- (w) “Multiple attached dwelling” means a type of Low Density Multiple Dwelling with 2 or more dwelling units including a Two Unit Residential House, but not including an Apartment Building and other types of dwelling/uses defined as Low Density Multiple Dwelling;
- (x) “Municipality” is as defined in Section 1 of the Development Charges Act, 1997;
- (y) “Non-Profit” means a corporation or entity without share capital, carried on for not-for-profit purposes, without the purpose of commercial gain, as stated in it’s charter/letters of patent;
- (z) “Non-Profit Residential Development” means housing units of any type or tenure produced by an incorporated non-profit provider who has an agreement with any level

- of Government or its Agencies or Boards to provide affordable housing units, a) for a period of not less than 25 years, b) where the agreement specifies a recapture of equity equal to the applicable development charge for the purpose of ongoing affordability, or c) produced by a registered charity;
- (aa) “Non-Residential Use” means a building or structure used exclusively for any purpose other than human habitation and ancillary purposes, but includes short stay rental use, but does not include agriculture use, institutional use or public use;
- (bb) “Place of Worship” means any building or part thereof that is owned by a church or religious organization that is exempt from taxation as a place of worship pursuant to the *Assessment Act*, R.S.O. 1990, c.A31, as amended;
- (cc) “Public Use” means use or intended use for public purposes by any Department, Branch, Agency or Local Board of the Government (Federal, Provincial or Municipal);
- (dd) “Residential Use” means use or intended use for human habitation and ancillary purposes, and includes such use related to agricultural use, but does not include such use related to institutional use, public use or short stay rental use;
- (ee) “Retirement Home or Lodge” 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;
- (ff) “Semi-Detached Dwelling” means the whole of a BUILDING divided vertically into two single DWELLING UNITS by a solid common wall extending throughout the entire STRUCTURE, from the base of the foundation to the highest point of the roof line with each unit having an independent entrance directly from the outside;
- (gg) “Short Stay Rental Use” means use or intended use for human habitation on a temporary basis for profit (such as a hotel, motel, guest cabin and bed/breakfast), and does not include a dwelling room;
- (hh) “Single-Detached Dwelling” means a separate residential BUILDING containing only one DWELLING UNIT;
- (ii) “Special Care/Special Needs Residence” means a residence:
- i. containing two or more dwelling rooms, which rooms have common entrance from street level;
 - ii. where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room and accessory buildings; and
 - iii. that is designed to accommodate persons with specific need, including but not limited to, Long Term Care Homes, independent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; and includes but is not limited to retirement homes or lodges, group homes and hospices;
- (jj) “Street Townhouse” means a TOWNHOUSE with each DWELLING UNIT on a separate LOT with FRONTAGE on a STREET;

- (kk) "Townhouse" means a BUILDING divided vertically into not less than four (4) and not more than eight (8) attached, non-communicating DWELLING UNITS;
 - (ll) "Triplex" means the whole of a BUILDING, divided into three (3) separate DWELLING UNITS, each of which has an independent entrance whether directly from the outside or through a common vestibule;
 - (mm) "Two Unit Residential House" means a house containing two (2) dwelling units only, but does not include a Duplex or a Semi-detached dwelling;
2. This By-law shall apply to all lands within the City of Welland.
 3. (1) Subject to Subsection (2), Development Charges shall apply and shall be calculated and collected in accordance with the provisions of this By-law on the lands where the development requires:
 - (a) the passing of a Zoning By-Law or of an Amendment to a Zoning By-law under Section 34 of the Planning Act;
 - (b) the approval of a Minor Variance under Section 45 of the Planning Act;
 - (c) a Conveyance of land to which a By-law passed under Section 50(7) of the Planning Act applies;
 - (d) the approval of a Plan of Subdivision under Section 51 of the Planning Act;
 - (e) a Consent under Section 53 of the Planning Act;
 - (f) the approval of a Description under Section 50 of the Condominium Act; or
 - (g) the issuing of a Building Permit under the Building Code Act in relation to a building or structure, except a permit for footings/foundations only, underground site servicing, or a sewage system.
 - (2) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
 - (a) an enlargement to an existing dwelling unit;
 - (b) the creation of one or two additional dwelling units in an existing single detached dwelling, each of which contains a single dwelling unit, that are not attached to other buildings, as long as the total gross floor area of the additional dwelling unit or units are less than or equal to the gross floor area of the dwelling unit already in the building;
 - (c) the creation of one additional dwelling unit in an existing semi-detached dwelling or row dwelling, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings, as long as the total gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the dwelling unit already in the building;
 - (d) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units;
 - (e) the creation of one additional dwelling unit in any other existing residential building not identified in b) to d) above, as long as the additional unit is less than or equal to the gross floor area of the smallest dwelling unit already in the building;
 - (f) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1.	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2.	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

(3) Notwithstanding section 3 (2) (b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

(4) Notwithstanding section 3 (2) (d), development charges shall be imposed if the additional unit has a gross floor area greater than:

- i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

4. Development Charges against land to be developed as provided in this By-law shall be based upon the following services provided by the City of Welland, for which separate reserve funds should be maintained:

- (a) Studies;
- (b) Fire Protection;
- (c) Roads and Related;
- (d) Public Works;
- (e) Parks and Recreation;
- (f) Library;
- (g) Water;
- (h) Wastewater; and
- (i) Stormwater.

5. a) The amount of Development Charge in respect of a development shall be set out in Schedule "A".

b) The development charges set out in Schedule "A" shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-

use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

- c) The development charges described in Schedule “A” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.
 - d) The Development Charge under this By-law shall be calculated using the rate effective on the CALCULATION DATE with respect to such development and shall be payable on the issuance of the first Building Permit with respect to such development.
6. a) The wastewater and water component or the applicable portion of the wastewater and water component of the Development Charges imposed herein shall not be charged where wastewater and/or water services are not available. The resulting Development Charges are set out in Schedule “A”.
7. a) Notwithstanding section 5 (d), development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City Council approved development charge interest policy, as may be revised from time to time.
- b) Notwithstanding section 5 (d), development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City Council approved development charge interest policy, as may be revised from time to time.
- c) Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under Sections 5 (a) and 5 (b) shall be calculated on the rates set out in Schedule “A” on the date of the planning application, including interest. Where both planning applications apply development charges under Sections 5 (a) and 5 (b) shall be calculated on the rates, including interest as provided in the City’s development charge interest policy, as may be revised from time to time, payable on the anniversary date each year thereafter, set out in Schedule “A” on the date of the later planning application, including interest.
- d) Notwithstanding Section 7 (c), any site plan or zoning by-law amendment application received between January 1, 2017 and December 31, 2019, shall be treated as if it was applied for on January 1, 2020, subject to building permit issuance being no later than January 1, 2023.
- e) Notwithstanding Section 5 (d) and Section 7 (a) to Section 7 (d), and in accordance with Section 27 of the Act, the City from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.
8. (1) If Application is made for a Building Permit in respect of a parcel of land upon which a building existed within five (5) years prior to the date of such Application, but which premise has been demolished or destroyed before the date of such Application, then the amount of Development Charges payable upon issuance of the said Building Permit shall be reduced by the net amount, calculated pursuant to this By-law at the current Development Charge rates, that would be payable as Development Charges in respect of the demolished or destroyed premise, provided that such reduction shall not exceed the Development

Charges otherwise payable. For purposes of this subsection, “net” means the excess of the Development Charges for premises constructed, over the Development Charges for premises demolished or destroyed.

- (2) If a development includes the conversion of a premise from one use (the “first use”) to another use, then the amount of Development Charges payable shall be reduced by the amount, 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, provided that such reduction shall not exceed the Development Charges otherwise payable.
9. Development Charges established under the By-law shall be payable prior to the issuance of any required Building Permit, as noted in s. 3.(g).
10. Notwithstanding Section (5) to Section (7) hereof, the City of Welland may, by Agreement enacted pursuant to Section (38) of the Development Charges Act, 1997, permit an Owner to perform work that relates to a service in exchange for credit towards the Development Charge in accordance with the Agreement provided such credit shall not exceed the total Development Charge payable by an owner to the municipality.
11. Council may enter into front-ending agreements in accordance with the provision of the Act and the regulations from time to time in force.
12. Where any Development Charge, or part thereof, remains unpaid after the due date, the unpaid amount shall be added to the tax roll, shall be collected in the same manner as taxes and the Treasurer is hereby authorized and directed to do so.
13. (1) Where two or more actions described in Section 3(1) hereof 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 By-law.
 - (2) Notwithstanding Subsection (1), if two or more of the actions described in Section 3(1) occur at different times and the subsequent action has the effect of increasing the need for municipal services, an additional Development Charge shall be calculated and collected in accordance with this By-law.
14. Where a Development Charge applies pursuant to this By-law, no Building Permit shall be issued until the applicable Development Charge has been paid.
15. Where any refund of a Development Charge collected pursuant to this By-law is made in accordance with a Local Planning Appeal Tribunal order or a resolution of the Council of the Corporation of the City of Welland pursuant to an Order of the Local Planning Appeal Tribunal, the said refund shall be made in accordance with the Development Charges Act, 1997, and shall include interest at the Bank of Canada rate as of the day this By-law came into force, updated on the first business day of every January, April, July and October.
16. The Development Charges prescribed herein shall be adjusted annually, without amendment to this By-law, as of the 1st day of January 2023 in accordance with Statistics Canada Quarterly, “Construction Price Statistics.”
17. This By-law shall become effective on the **1st** day of **September** 2022 at 12:01 A.M.
18. A 75% reduction to the Development Charges payable under Sections 5 and 6 is applicable to all non-exempt development occurring within the Downtown and Health and Wellness Cluster Area as amended from time to time which is shown on Schedule “B” attached hereto.
19. A 100% reduction to the Development Charges payable under Sections 5 and 6 is applicable to all non-exempt employment uses under Section 22 related to manufacturing, warehousing,

offices and associated retail and ancillary facilities occurring within the City of Welland Niagara Gateway Economic Zone and Centre, which is shown on Schedule “C” attached hereto.

20. A 75% reduction to the Development Charges payable under Sections 5 and 6 is applicable to all non-exempt development occurring within any Brownfield Area as designated in a Community improvement Plan adopted by the Council of the Corporation of the City of Welland, within the City boundaries shown on Schedule “D” attached hereto, as amended from time to time, and with an approved Application and Agreement under the Brownfield Grant process.
21. a) Development which is subject to a reduction(s) in Development Charges as permitted in Sections 18 or 20 occurring within the boundaries of Schedules “B” or “D” of this By-law will be provided a further 25% reduction of the Development Charge under Section 5 and 6, calculated before any reduction under Sections 18 or 20, where, in the opinion of the Chief Building Official (or Designate) for the City of Welland, the development includes three or more of the following features:
- i. “Intensification of an existing use” meaning redevelopment or building addition so as to add floor area and/or a residential unit or units;
 - ii. “Creation of mixed uses” meaning redevelopment, addition or conversion so as to add a new compatible use or uses to a building or property. “Creation of mixed uses” also means new development that proposes a mixed use building or a mix of uses on the site;
 - iii. “Contribution towards the creation of a walkable neighbourhood character” meaning development, redevelopment, addition or conversion within a neighbourhood context that features one or more of the following: safe and clearly demarcated pedestrian access to and within the development site, building orientation and pedestrian access oriented toward the street, site and building access directly from the street without requiring passage across driveway or parking area, street-oriented building façade that features fenestration and entranceways to create a sense of permeability and movement between the street and the building interior, contribution to the quality of the public space on the street by the provision of space for public assembly, street furniture, artworks and/or landscaping;
 - iv. “Creation of a range of housing opportunities and choices” meaning development, redevelopment, addition or conversion that adds multiple-unit housing types to the housing stock;
 - v. “Reduced setbacks from roadways” meaning development, redevelopment or conversion that places the building façade at the front lot line or closer to the street than the mid-point between the street line and the existing building. Where there is an existing building line along the block-face that is set back from the street line, “reduced front setbacks from roadways” means placing the building façade closer to the street line than the mid-point between the street line and the established building line;
 - vi. “Energy Conservation Measures and Environmental Management Efforts,” meaning development and redevelopment that features one or more of the following:
 - LEED Certification;
 - Thermal or Ground Source Heating, Use of Alternative Energy, LED Lighting Technology;
 - Intensive landscaping which may assist, for example, in stormwater management;

- Restoration of natural environment, habitats and heritage features;
- b) The Development Charge reduction under Subsection (a) is to be supported by an Agreement between the Owner and the City, entered into prior to Building Permit issuance, to the effect that should the project features under Subsection 21(a) i. to vi. that qualified the development for the 25% Development Charge reduction not be put in place to the satisfaction of the City, within an agreed time period, then the Owner is required to repay the 25% Development Charge discount to the City, with interest payable at the Bank of Canada rate as of the day this By-law came into force, updated on the first business day of every January, April, July and October. Should the Owner not repay the 25% Development Charge, as required in the Agreement and By-law, the City may recover the amount as taxes as specified in Section 12 of this By-law and Section 446 of the Municipal Act. The agreement may be registered in the proper land registry office against the land to which it applies.

22. This By-law shall not apply to:

- a) Land that is owned by and used for the purposes of a Board of Education as defined by Subsection 1(1) of the Education Act;
- b) Land that is Owned by and used for the purposes of a Municipality as defined by Section 1 of the Development Charges Act, 1997;
- c) Non-profit residential development;
- d) Industrial development;
- e) Seasonal or temporary structures erected for a period not exceeding four (4) months;
- f) Land that is owned by, and used, for the purpose of the Regional Municipality of Niagara or any University or College;
- g) Garden Suites;
- h) Parking structures;
- i) Place of Worship – that portion of a place of worship which is used exclusively as a place of worship for religious services and any reception and meeting areas used in connection with, or integral to, the worship space, including hallways, attached meeting rooms and lobbies and excluding, but not limited to, areas such as office, storage buildings, kitchen, classrooms, fellowship hall and library. Areas used for dormitories and/or residential use and/or non-residential uses are not considered a Place of Worship;
- j) Charitable Institution – land owned, used and occupied by a charitable institution, provided that the charitable institution continues to own, use and occupy the lands for the relief of the poor for a period of three (3) years from the date that the Development Charges would otherwise be payable under this By-law or the Act (the “deferral period”). If the charitable institution ceases to own, use or occupy the lands for the relief of the poor within the deferral period, the Development Charges shall become immediately due and payable and Section 12 of this By-law applies; and
- k) Gas station canopies;
- l) Detached accessory dwelling units; and
- m) Agricultural development

- 23. (1) Monies received from payment of Development Charges shall be maintained in separate reserve funds as follows: Studies, Roads and Related, Fire Protection, Wastewater, Water, Storm water, Library, Public Works and Parks and Recreation. Funds shall be used only in accordance with Section 35 of the Development Charges Act, 1997.
 - (2) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve fund established hereunder for the prior year, containing the information set out in Sections 12 and 13 of O.Reg. 82/98.
 - (3) Borrowing for the reserve fund, or from one designated municipal service fund to another, for municipal financial purposes will be permitted as authorized from time to time by resolution or By-law of Council provided interest is paid in accordance with the Act and the regulations thereto and in particular Section 3.
24. A full refund of Development Charges shall be provided to the payee without interest where a project is abandoned, building permit revoked, and no construction has occurred.
25. This By-law shall be known as the “Development Charges By-law 2022 – Citywide Services” for the City of Welland.
26. This By-law shall remain in effect until the **18th** day of **August**, 2027 at 12:00 midnight, unless otherwise repealed.
27. That By-law 2019-83 shall be repealed upon the coming into force of this By-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS **18** DAY OF **August** ,
2022.

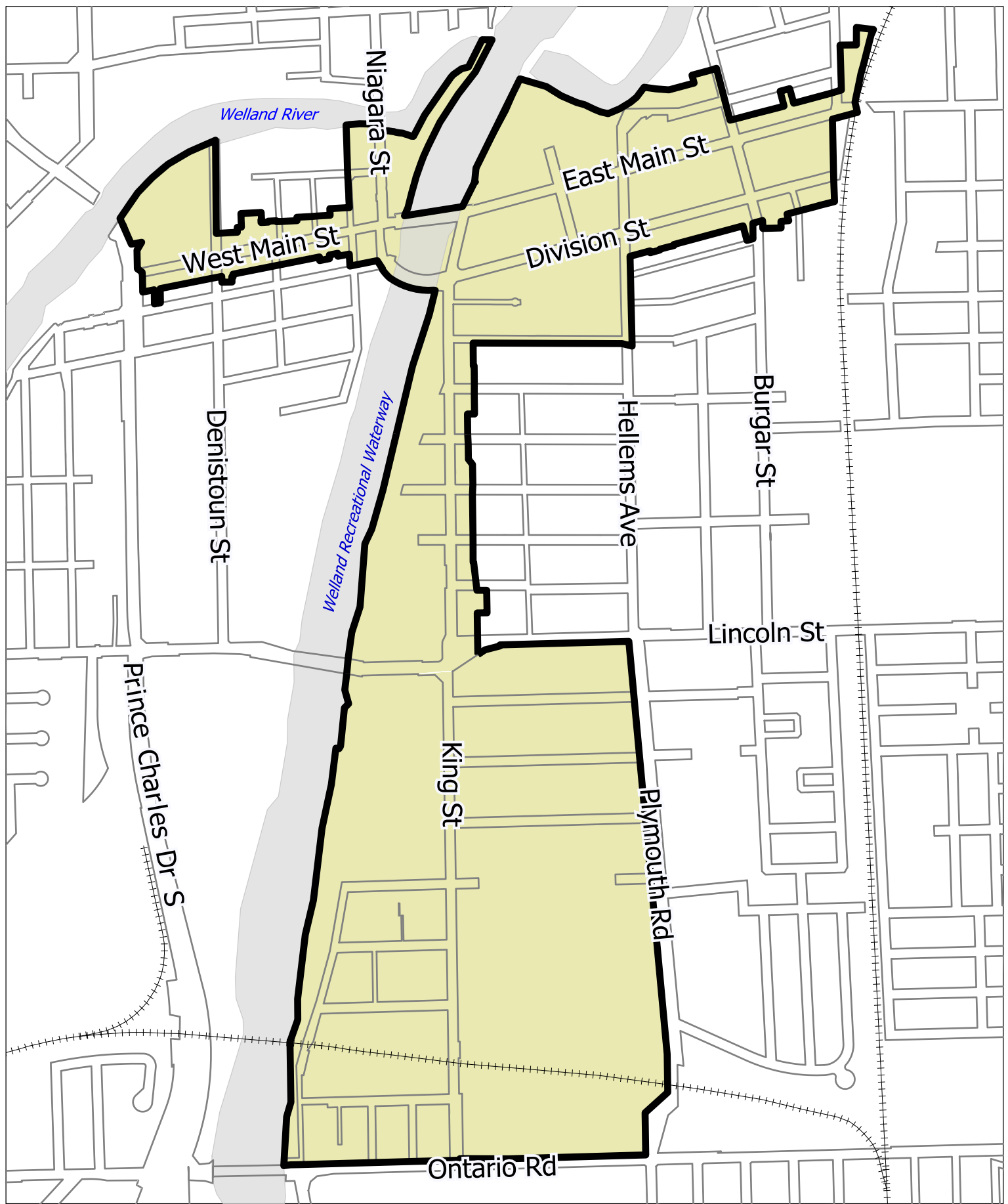
_____MAYOR

_____CLERK

SCHEDULE "A"
TO BY-LAW 2022-___ OF THE CITY OF WELLAND
CITY OF WELLAND DEVELOPMENT CHARGES

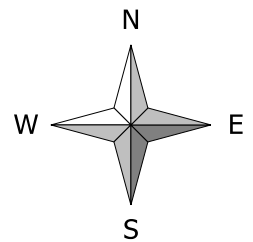
	(BY TYPE OF RESIDENTIAL USE - PER DWELLING UNIT)				PER DWELLING ROOM	NON-RESIDENTIAL (PER SQUARE FOOT OF GFA)
	SINGLE/SEMI-DETACHED/DUPLEX	ROWS & OTHER MULTIPLES	APARTMENTS - ONE BEDROOM OR LESS	APARTMENTS - TWO OR MORE BEDROOMS	RETIREMENT HOME/SPECIAL NEED/LODGING HOME	
CITY WASTEWATER AND WATER SERVICE AVAILABLE						
General Government	\$98.07	\$87.60	\$46.50	\$81.88	\$41.68	\$0.06
Parks and Recreation	\$2,720.37	\$2,430.12	\$1,289.95	\$2,271.38	\$1,156.16	\$0.59
Library	\$130.53	\$116.60	\$61.89	\$108.98	\$55.47	\$0.03
Fire	\$1,163.59	\$1,039.44	\$551.75	\$971.54	\$494.53	\$0.68
Public Works	\$374.09	\$334.17	\$177.39	\$312.35	\$158.99	\$0.22
Roads and Related	\$1,584.29	\$1,415.25	\$751.24	\$1,322.81	\$673.32	\$0.92
Stormwater	\$262.42	\$234.42	\$124.43	\$219.10	\$111.53	\$0.15
Water	\$290.84	\$259.81	\$137.91	\$242.84	\$123.61	\$0.17
Wastewater	\$2,112.02	\$1,886.68	\$1,001.48	\$1,763.44	\$897.61	\$1.23
	\$8,736.21	\$7,804.09	\$4,142.55	\$7,294.32	\$3,712.89	\$4.05
NO WATER OR WASTEWATER SERVICE AVAILABLE						
General Government	\$98.07	\$87.60	\$46.50	\$81.88	\$41.68	\$0.06
Parks and Recreation	\$2,720.37	\$2,430.12	\$1,289.95	\$2,271.38	\$1,156.16	\$0.59
Library	\$130.53	\$116.60	\$61.89	\$108.98	\$55.47	\$0.03
Fire	\$1,163.59	\$1,039.44	\$551.75	\$971.54	\$494.53	\$0.68
Public Works	\$374.09	\$334.17	\$177.39	\$312.35	\$158.99	\$0.22
Roads and Related	\$1,584.29	\$1,415.25	\$751.24	\$1,322.81	\$673.32	\$0.92
Stormwater	\$262.42	\$234.42	\$124.43	\$219.10	\$111.53	\$0.15
Water						
Wastewater						
	\$6,333.35	\$5,657.60	\$3,003.16	\$5,288.04	\$2,691.67	\$2.64
WATER SERVICE AVAILABLE, NO WASTEWATER						
General Government	\$98.07	\$87.60	\$46.50	\$81.88	\$41.68	\$0.06
Parks and Recreation	\$2,720.37	\$2,430.12	\$1,289.95	\$2,271.38	\$1,156.16	\$0.59
Library	\$130.53	\$116.60	\$61.89	\$108.98	\$55.47	\$0.03
Fire	\$1,163.59	\$1,039.44	\$551.75	\$971.54	\$494.53	\$0.68
Roads and Related	\$374.09	\$334.17	\$177.39	\$312.35	\$158.99	\$0.22
Stormwater	\$1,584.29	\$1,415.25	\$751.24	\$1,322.81	\$673.32	\$0.92
Stormwater	\$262.42	\$234.42	\$124.43	\$219.10	\$111.53	\$0.15
Water	\$290.84	\$259.81	\$137.91	\$242.84	\$123.61	\$0.17
Wastewater						
	\$6,624.19	\$5,917.41	\$3,141.07	\$5,530.88	\$2,815.28	\$2.81
WASTEWATER SERVICE AVAILABLE, NO WATER SERVICE						
General Government	\$98.07	\$87.60	\$46.50	\$81.88	\$41.68	\$0.06
Parks and Recreation	\$2,720.37	\$2,430.12	\$1,289.95	\$2,271.38	\$1,156.16	\$0.59
Library	\$130.53	\$116.60	\$61.89	\$108.98	\$55.47	\$0.03
Fire	\$1,163.59	\$1,039.44	\$551.75	\$971.54	\$494.53	\$0.68
Public Works	\$374.09	\$334.17	\$177.39	\$312.35	\$158.99	\$0.22
Roads and Related	\$1,584.29	\$1,415.25	\$751.24	\$1,322.81	\$673.32	\$0.92
Stormwater	\$262.42	\$234.42	\$124.43	\$219.10	\$111.53	\$0.15
Water						
Wastewater	\$2,112.02	\$1,886.68	\$1,001.48	\$1,763.44	\$897.61	\$1.23
	\$8,445.37	\$7,544.28	\$4,004.64	\$7,051.48	\$3,589.28	\$3.88

DEVELOPMENT CHARGES SHALL BE ADJUSTED ANNUALLY, WITHOUT AMENDMENT TO BY-LAW, AS OF THE 1ST DAY OF JANUARY 2023 IN ACCORDANCE WITH STATISTICS CANADA QUARTERLY, "CONSTRUCTION PRICE STATISTICS"



THIS IS SCHEDULE "B" TO BY-LAW 2022-_____
 PASSED THE _____ DAY OF _____, 2022

SKETCH SHOWING
 DOWNTOWN AND HEALTH AND WELLNESS
 CLUSTER AREA DC EXEMPTION AREA



MAYOR _____

CLERK _____

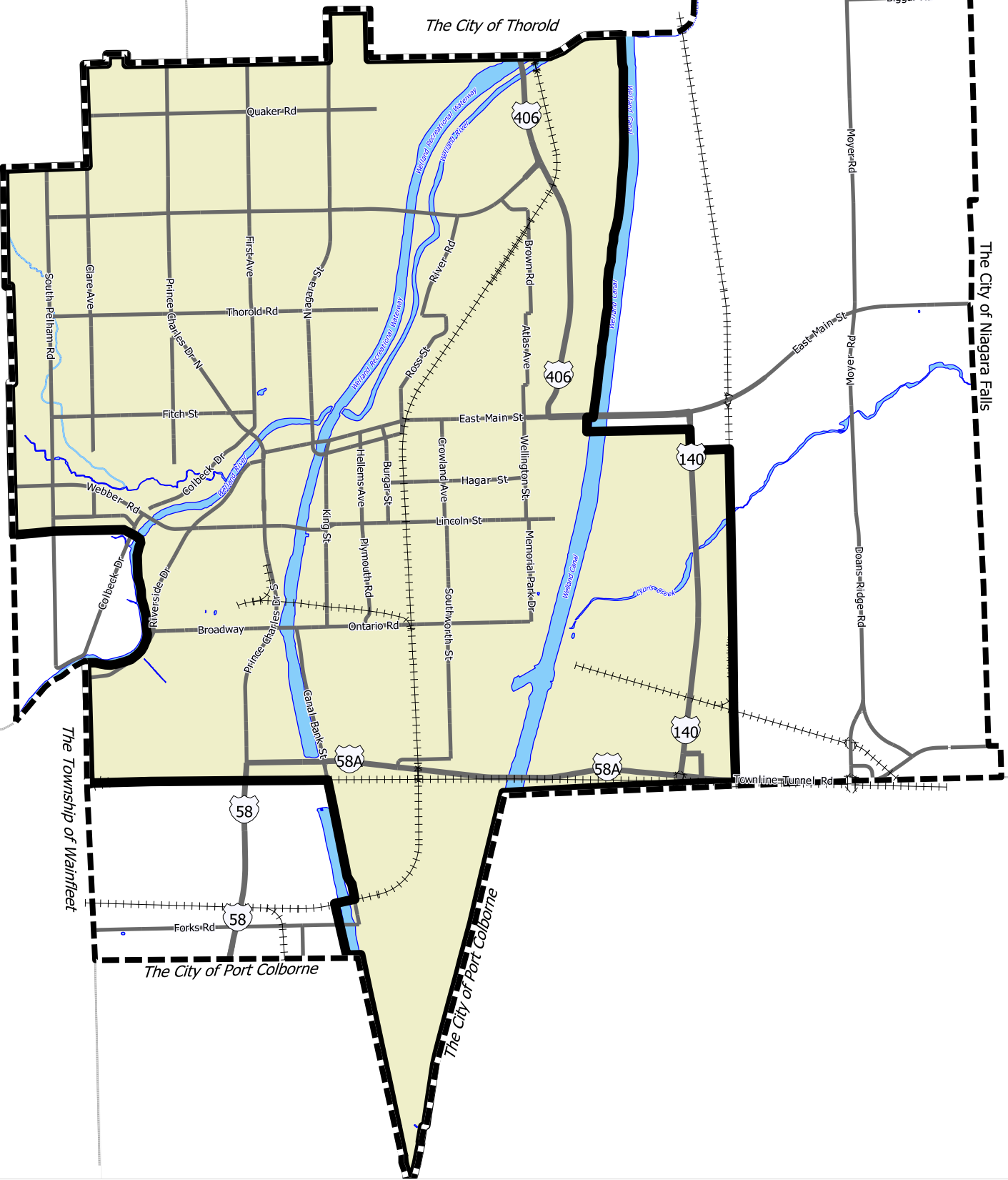


Planning & Development Services
 Planning Division

The Town of Pelham

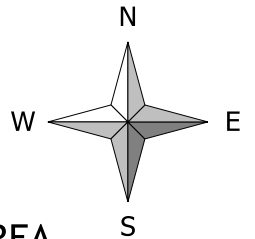
The City of Thorold

The City of Niagara Falls



THIS IS SCHEDULE "C" TO BY-LAW 2022 _____
 PASSED THE _____ DAY OF _____, 2022

SKETCH SHOWING
 CITY OF WELLAND NIAGARA GATEWAY ECONOMIC ZONE
 AND CENTRE COMMUNITY IMPROVEMENT DC EXEMPTION AREA



MAYOR _____

CLERK _____

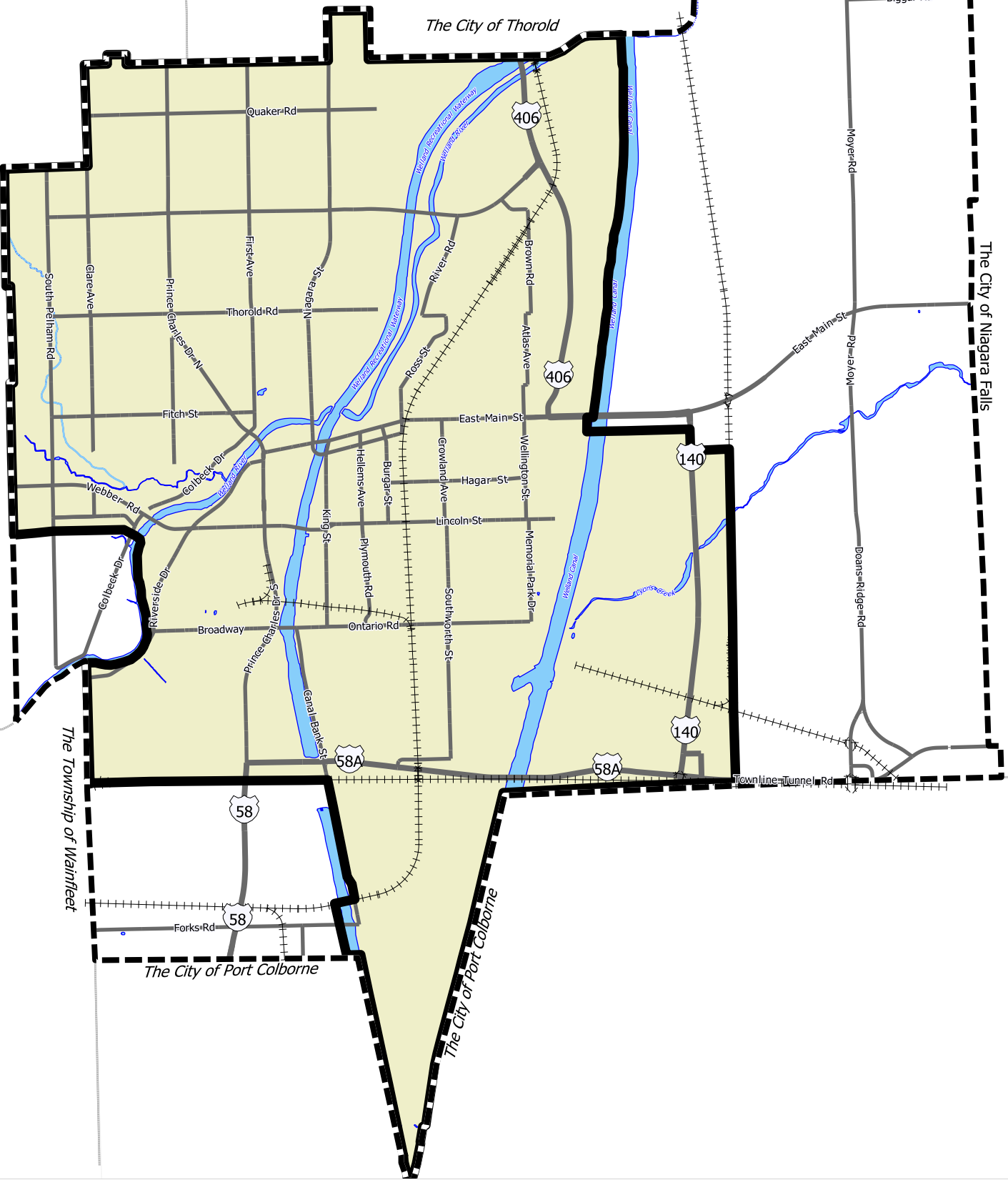


Planning & Development Services
 Planning Division

The Town of Pelham

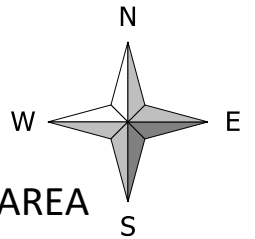
The City of Thorold

The City of Niagara Falls



THIS IS SCHEDULE "D" TO BY-LAW 2020 _____
 PASSED THE _____ DAY OF _____, 2020

SKETCH SHOWING
 BROWNFIELD COMMUNITY IMPROVEMENT DC EXEMPTION AREA



MAYOR _____

CLERK _____



Planning & Development Services
 Planning Division

Appendix G2

THE CORPORATION OF THE CITY OF WELLAND

BY-LAW NUMBER 2022 - XX

A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CITY OF WELLAND FOR TRANSIT SERVICES IN ACCORDANCE WITH THE DEVELOPMENT CHARGES ACT 1997

WHEREAS Section 2(1) of the Development Charges Act, 1997 enables a Municipality to impose Development Charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the By-law applies.

AND WHEREAS the Council of the Corporation of the City of Welland has given notice and held the required Public Meeting in accordance with Section 12 of the Development Charges Act, 1997, on June 28, 2022.

AND WHEREAS the Council of the Corporation of the City of Welland has accepted a Report entitled 2022 Development Charges Background Study & By-Law (s), dated August 22, 2022 prepared by DFA Infrastructure International Inc.

AND WHEREAS the Council of the Corporation of the City of Welland deems it appropriate to establish Development Charges in the City of Welland because of increased needs for services arising from development of the area to which the By-law applies.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ENACTS AS FOLLOWS:

1. In this By-law,
 - (a) "Agricultural Use" means use or intended use for bona fide farming purposes:
 - i. including but not limited to:
 1. cultivation of crops, whether on open land or in greenhouses, including, but not limited, to fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers and ornamental plants.
 2. raising of animals, including, but not limited, to cattle, horses, pigs, poultry, livestock, fish, and
 3. animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing and market gardening
 - ii. but excluding:
 1. winery activities, retail sales activities, including, but not limited, to restaurants, banquet facilities, hospitality facilities and gift shops.
 - (b) "Apartment" means a DWELLING UNIT in an Apartment BUILDING or in a mixed-use BUILDING;
 - (c) "Apartment Building" means the whole of a BUILDING containing five (5) or more separate DWELLING UNITS and which has a single common entrance;
 - (d) "Brownfield" means undeveloped or previously developed properties that may be contaminated (and) are usually former industrial or commercial properties that may be under-utilized, derelict or vacant;

- (e) “Charitable Institution” means a charitable, non-profit philanthropic corporation organized for the relief of the poor if the corporation is supported in part by public funds, and which is exempt from taxation as a charitable institution pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31, as amended;
- (f) “Calculation Date” means the date on which the Chief Building Official for the City of Welland has issued the first building permit;
- (g) “Detached accessory dwelling unit” means a self-contained residential unit with kitchen and bathroom facilities within structures accessory to a single-detached dwelling, semi-detached dwelling, two-unit dwelling or townhouse dwelling;
- (h) “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 substantially increasing the size or usability thereof;
- (i) “Duplex” means the whole of a two-story BUILDING divided horizontally into two (2) separate above grade DWELLING UNITS, each of which has an independent entrance either directly or through a common vestibule;
- (j) “Dwelling” means a BUILDING, or part thereof, containing one (1) or more DWELLING UNITS, and includes retirement homes and lodges, and special care need units;
- (k) “Dwelling Unit” means a self-contained set of rooms, used as residential premises, located in a BUILDING, mobile home, park model home or trailer designed to be used year round as a building and which contains kitchen and bathroom facilities which are used only by the Occupants of the unit, is used as a single housekeeping unit in which no occupant has exclusive possession of any part of the unit, and which unit has a private entrance from outside the BUILDING or from a common hallway;
- (l) “Dwelling Room” means either:
 - i. each bedroom used, designed or intended for use by one or more persons living together in a lodging home, or student residence; or
 - ii. in the case of a special care/special need residence, each individual room or suite of rooms used, designed or intended for use by one or two persons with or without exclusive sanitary and/or culinary facilities.
- (m) “Fourplex” means the whole of a BUILDING, divided into four (4) separate DWELLING UNITS, each of which has an independent entrance either directly from the outside or through a common vestibule but does not include a TOWNHOUSE or STREET TOWNHOUSE;
- (n) “Freehold Triplex” means a TRIPLEX with each DWELLING UNIT on a separate LOT with frontage on a STREET;
- (o) “Gross Floor Area”(GFA) means the total floor area measured between the outside of exterior walls or virtual walls or between the outside of exterior walls or virtual walls and the centre line of party walls dividing the building from another building, of all floors and mezzanines above the average level of finished ground adjoining the building at its exterior walls;
- (p) “Garden Suite” means one-unit detached residential structures which contain bathroom and kitchen facilities, that are designed to be portable and are accessory to the existing residential structure;

- (q) “Group Home” means a dwelling for the accommodation of three to six residents, who require specialized personal care, supervised by agency staff and funded wholly or in part by any government or its agency and approved or supervised by the Province of Ontario under any act;
- (r) “Industrial Use” means land, buildings or structures used for or in connection with,
- i. manufacturing, producing, processing, storing or distributing something;
 - ii. research or development in connection with manufacturing, producing or processing something;
 - iii. 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;
 - iv. self-storage buildings;
 - v. office or administrative purposes, if they are,
 1. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 2. are attached or accessory to the building or structure used for that manufacturing, producing, processing, storage or distribution
- (s) “Institutional “ means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public and non-profit purpose and includes offices where such uses are accessory to an institutional use;
- (t) “Lodging Home” means a use in which the proprietor supplies for gain, lodging with or without meals to three or more persons other than the proprietor or members of his family but does not include a tourist establishment, hotel/motel, hospital or special care/special need residence, but does include a rooming house, boarding house and a student residence;
- (u) “Long Term Care Home” means a home, nursing home or home for the aged where the Ministry of Health and Long Term Care funds the care provided in such home and application for accommodation is made through a Community Care Access Centre;
- (v) “Low Density Multiple Dwelling” means a TRIPLEX DWELLING, a FREEHOLD TRIPLEX, a FOURPLEX DWELLING, a multiple attached DWELLING, a STREET TOWNHOUSE DWELLING or a TOWNHOUSE;
- (w) “Multiple attached dwelling” means a type of Low Density Multiple Dwelling with 2 or more dwelling units including a Two Unit Residential House, but not including an Apartment Building and other types of dwelling/uses defined as Low Density Multiple Dwelling;
- (x) “Municipality” is as defined in Section 1 of the Development Charges Act, 1997;
- (y) “Non-Profit” means a corporation or entity without share capital, carried on for not-for-profit purposes, without the purpose of commercial gain, as stated in it’s charter/letters of patent;
- (z) “Non-Profit Residential Development” means housing units of any type or tenure produced by an incorporated non-profit provider who has an agreement with any level

- of Government or its Agencies or Boards to provide affordable housing units, a) for a period of not less than 25 years, b) where the agreement specifies a recapture of equity equal to the applicable development charge for the purpose of ongoing affordability, or c) produced by a registered charity;
- (aa) “Non-Residential Use” means a building or structure used exclusively for any purpose other than human habitation and ancillary purposes, but includes short stay rental use, but does not include agriculture use, institutional use or public use;
- (bb) “Place of Worship” means any building or part thereof that is owned by a church or religious organization that is exempt from taxation as a place of worship pursuant to the *Assessment Act*, R.S.O. 1990, c.A31, as amended;
- (cc) “Public Use” means use or intended use for public purposes by any Department, Branch, Agency or Local Board of the Government (Federal, Provincial or Municipal);
- (dd) “Residential Use” means use or intended use for human habitation and ancillary purposes, and includes such use related to agricultural use, but does not include such use related to institutional use, public use or short stay rental use;
- (ee) “Retirement Home or Lodge” 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;
- (ff) “Semi-Detached Dwelling” means the whole of a BUILDING divided vertically into two single DWELLING UNITS by a solid common wall extending throughout the entire STRUCTURE, from the base of the foundation to the highest point of the roof line with each unit having an independent entrance directly from the outside;
- (gg) “Short Stay Rental Use” means use or intended use for human habitation on a temporary basis for profit (such as a hotel, motel, guest cabin and bed/breakfast), and does not include a dwelling room;
- (hh) “Single-Detached Dwelling” means a separate residential BUILDING containing only one DWELLING UNIT;
- (ii) “Special Care/Special Needs Residence” means a residence:
- i. containing two or more dwelling rooms, which rooms have common entrance from street level;
 - ii. where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room and accessory buildings; and
 - iii. that is designed to accommodate persons with specific need, including but not limited to, Long Term Care Homes, independent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; and includes but is not limited to retirement homes or lodges, group homes and hospices;
- (jj) “Street Townhouse” means a TOWNHOUSE with each DWELLING UNIT on a separate LOT with FRONTAGE on a STREET;

- (kk) "Townhouse" means a BUILDING divided vertically into not less than four (4) and not more than eight (8) attached, non-communicating DWELLING UNITS;
 - (ll) "Triplex" means the whole of a BUILDING, divided into three (3) separate DWELLING UNITS, each of which has an independent entrance whether directly from the outside or through a common vestibule;
 - (mm) "Two Unit Residential House" means a house containing two (2) dwelling units only, but does not include a Duplex or a Semi-detached dwelling;
2. This By-law shall apply to all lands within the City of Welland.
 3. (1) Subject to Subsection (2), Development Charges shall apply and shall be calculated and collected in accordance with the provisions of this By-law on the lands where the development requires:
 - (a) the passing of a Zoning By-Law or of an Amendment to a Zoning By-law under Section 34 of the Planning Act;
 - (b) the approval of a Minor Variance under Section 45 of the Planning Act;
 - (c) a Conveyance of land to which a By-law passed under Section 50(7) of the Planning Act applies;
 - (d) the approval of a Plan of Subdivision under Section 51 of the Planning Act;
 - (e) a Consent under Section 53 of the Planning Act;
 - (f) the approval of a Description under Section 50 of the Condominium Act; or
 - (g) the issuing of a Building Permit under the Building Code Act in relation to a building or structure, except a permit for footings/foundations only, underground site servicing, or a sewage system.
 - (2) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
 - (a) an enlargement to an existing dwelling unit;
 - (b) the creation of one or two additional dwelling units in an existing single detached dwelling, each of which contains a single dwelling unit, that are not attached to other buildings, as long as the total gross floor area of the additional dwelling unit or units are less than or equal to the gross floor area of the dwelling unit already in the building;
 - (c) the creation of one additional dwelling unit in an existing semi-detached dwelling or row dwelling, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings, as long as the total gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the dwelling unit already in the building;
 - (d) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units;
 - (e) the creation of one additional dwelling unit in any other existing residential building not identified in b) to d) above, as long as the additional unit is less than or equal to the gross floor area of the smallest dwelling unit already in the building;
 - (f) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1.	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2.	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

(3) Notwithstanding section 3 (2) (b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

(4) Notwithstanding section 3 (2) (d), development charges shall be imposed if the additional unit has a gross floor area greater than:

- i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

4. Development Charges against land to be developed as provided in this By-law shall be based upon the following services provided by the City of Welland, for which separate reserve funds should be maintained:

(a) Transit;

5. a) The amount of Development Charge in respect of a development shall be set out in Schedule "A".

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

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

d) The Development Charge under this By-law shall be calculated using the rate effective on the CALCULATION DATE with respect to such development and shall be payable on the issuance of the first Building Permit with respect to such development.

- 7. a) Notwithstanding section 5 (d), development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City Council approved development charge interest policy, as may be revised from time to time.
 - b) Notwithstanding section 5 (d), development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City Council approved development charge interest policy, as may be revised from time to time.
 - c) Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under Sections 5 (a) and 5 (b) shall be calculated on the rates set out in Schedule "A" on the date of the planning application, including interest. Where both planning applications apply development charges under Sections 5 (a) and 5 (b) shall be calculated on the rates, including interest as provided in the City's development charge interest policy, as may be revised from time to time, payable on the anniversary date each year thereafter, set out in Schedule "A" on the date of the later planning application, including interest.
 - d) Notwithstanding Section 7 (c), any site plan or zoning by-law amendment application received between January 1, 2017 and December 31, 2019, shall be treated as if it was applied for on January 1, 2020, subject to building permit issuance being no later than January 1, 2023.
 - e) Notwithstanding Section 5 (d) and Section 7 (a) to Section 7 (d), and in accordance with Section 27 of the Act, the City from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.
8. (1) If Application is made for a Building Permit in respect of a parcel of land upon which a building existed within five (5) years prior to the date of such Application, but which premise has been demolished or destroyed before the date of such Application, then the amount of Development Charges payable upon issuance of the said Building Permit shall be reduced by the net amount, calculated pursuant to this By-law at the current Development Charge rates, that would be payable as Development Charges in respect of the demolished or destroyed premise, provided that such reduction shall not exceed the Development Charges otherwise payable. For purposes of this subsection, "net" means the excess of the Development Charges for premises constructed, over the Development Charges for premises demolished or destroyed.
- (2) If a development includes the conversion of a premise from one use (the "first use") to another use, then the amount of Development Charges payable shall be reduced by the amount, 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, provided that such reduction shall not exceed the Development Charges otherwise payable.
9. Development Charges established under the By-law shall be payable prior to the issuance of any required Building Permit, as noted in s. 3.(g).
10. Notwithstanding Section (5) to Section (7) hereof, the City of Welland may, by Agreement enacted pursuant to Section (38) of the Development Charges Act, 1997, permit an Owner to perform work that relates to a service in exchange for credit towards the Development Charge in accordance with the Agreement provided such credit shall not exceed the total Development Charge payable by an owner to the municipality.

11. Council may enter into front-ending agreements in accordance with the provision of the Act and the regulations from time to time in force.
12. Where any Development Charge, or part thereof, remains unpaid after the due date, the unpaid amount shall be added to the tax roll, shall be collected in the same manner as taxes and the Treasurer is hereby authorized and directed to do so.
13. (1) Where two or more actions described in Section 3(1) hereof 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 By-law.

(2) Notwithstanding Subsection (1), if two or more of the actions described in Section 3(1) occur at different times and the subsequent action has the effect of increasing the need for municipal services, an additional Development Charge shall be calculated and collected in accordance with this By-law.
14. Where a Development Charge applies pursuant to this By-law, no Building Permit shall be issued until the applicable Development Charge has been paid.
15. Where any refund of a Development Charge collected pursuant to this By-law is made in accordance with a Local Planning Appeal Tribunal order or a resolution of the Council of the Corporation of the City of Welland pursuant to an Order of the Local Planning Appeal Tribunal, the said refund shall be made in accordance with the Development Charges Act, 1997, and shall include interest at the Bank of Canada rate as of the day this By-law came into force, updated on the first business day of every January, April, July and October.
16. The Development Charges prescribed herein shall be adjusted annually, without amendment to this By-law, as of the 1st day of January 2023 in accordance with Statistics Canada Quarterly, "Construction Price Statistics."
17. This By-law shall become effective on the **1st** day of **September** 2022 at 12:01 A.M.
18. A 75% reduction to the Development Charges payable under Sections 5 and 6 is applicable to all non-exempt development occurring within the Downtown and Health and Wellness Cluster Area as amended from time to time which is shown on Schedule "B" attached hereto.
19. A 100% reduction to the Development Charges payable under Sections 5 and 6 is applicable to all non-exempt employment uses under Section 22 related to manufacturing, warehousing, offices and associated retail and ancillary facilities occurring within the City of Welland Niagara Gateway Economic Zone and Centre, which is shown on Schedule "C" attached hereto.
20. A 75% reduction to the Development Charges payable under Sections 5 and 6 is applicable to all non-exempt development occurring within any Brownfield Area as designated in a Community improvement Plan adopted by the Council of the Corporation of the City of Welland, within the City boundaries shown on Schedule "D" attached hereto, as amended from time to time, and with an approved Application and Agreement under the Brownfield Grant process.
21. a) Development which is subject to a reduction(s) in Development Charges as permitted in Sections 18 or 20 occurring within the boundaries of Schedules "B" or "D" of this By-law will be provided a further 25% reduction of the Development Charge under Section 5 and 6, calculated before any reduction under Sections 18 or 20, where, in the opinion of the Chief Building Official (or Designate) for the City of Welland, the development includes three or more of the following features:
 - i "Intensification of an existing use" meaning redevelopment or building addition so as to add floor area and/or a residential unit or units;

- ii. “Creation of mixed uses” meaning redevelopment, addition or conversion so as to add a new compatible use or uses to a building or property. “Creation of mixed uses” also means new development that proposes a mixed use building or a mix of uses on the site;
 - iii. “Contribution towards the creation of a walkable neighbourhood character” meaning development, redevelopment, addition or conversion within a neighbourhood context that features one or more of the following: safe and clearly demarcated pedestrian access to and within the development site, building orientation and pedestrian access oriented toward the street, site and building access directly from the street without requiring passage across driveway or parking area, street-oriented building façade that features fenestration and entranceways to create a sense of permeability and movement between the street and the building interior, contribution to the quality of the public space on the street by the provision of space for public assembly, street furniture, artworks and/or landscaping;
 - iv. “Creation of a range of housing opportunities and choices” meaning development, redevelopment, addition or conversion that adds multiple-unit housing types to the housing stock;
 - v. “Reduced setbacks from roadways” meaning development, redevelopment or conversion that places the building façade at the front lot line or closer to the street than the mid-point between the street line and the existing building. Where there is an existing building line along the block-face that is set back from the street line, “reduced front setbacks from roadways” means placing the building façade closer to the street line than the mid-point between the street line and the established building line;
 - vi. “Energy Conservation Measures and Environmental Management Efforts,” meaning development and redevelopment that features one or more of the following:
 - LEED Certification;
 - Thermal or Ground Source Heating, Use of Alternative Energy, LED Lighting Technology;
 - Intensive landscaping which may assist, for example, in stormwater management;
 - Restoration of natural environment, habitats and heritage features;
- b) The Development Charge reduction under Subsection (a) is to be supported by an Agreement between the Owner and the City, entered into prior to Building Permit issuance, to the effect that should the project features under Subsection 21(a) i. to vi. that qualified the development for the 25% Development Charge reduction not be put in place to the satisfaction of the City, within an agreed time period, then the Owner is required to repay the 25% Development Charge discount to the City, with interest payable at the Bank of Canada rate as of the day this By-law came into force, updated on the first business day of every January, April, July and October. Should the Owner not repay the 25% Development Charge, as required in the Agreement and By-law, the City may recover the amount as taxes as specified in Section 12 of this By-law and Section 446 of the Municipal Act. The agreement may be registered in the proper land registry office against the land to which it applies.

22. This By-law shall not apply to:

- a) Land that is owned by and used for the purposes of a Board of Education as defined by Subsection 1(1) of the Education Act;

- b) Land that is Owned by and used for the purposes of a Municipality as defined by Section 1 of the Development Charges Act, 1997;
 - c) Non-profit residential development;
 - d) Industrial development;
 - e) Seasonal or temporary structures erected for a period not exceeding four (4) months;
 - f) Land that is owned by, and used, for the purpose of the Regional Municipality of Niagara or any University or College;
 - g) Garden Suites;
 - h) Parking structures;
 - i) Place of Worship – that portion of a place of worship which is used exclusively as a place of worship for religious services and any reception and meeting areas used in connection with, or integral to, the worship space, including hallways, attached meeting rooms and lobbies and excluding, but not limited to, areas such as office, storage buildings, kitchen, classrooms, fellowship hall and library. Areas used for dormitories and/or residential use and/or non-residential uses are not considered a Place of Worship;
 - j) Charitable Institution – land owned, used and occupied by a charitable institution, provided that the charitable institution continues to own, use and occupy the lands for the relief of the poor for a period of three (3) years from the date that the Development Charges would otherwise be payable under this By-law or the Act (the “deferral period”). If the charitable institution ceases to own, use or occupy the lands for the relief of the poor within the deferral period, the Development Charges shall become immediately due and payable and Section 12 of this By-law applies; and
 - k) Gas station canopies;
 - l) Detached accessory dwelling units; and
 - m) Agricultural development
23. (1) Monies received from payment of Development Charges shall be maintained in separate reserve funds for Transit Services. Funds shall be used only in accordance with Section 35 of the Development Charges Act, 1997.
- (2) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve fund established hereunder for the prior year, containing the information set out in Sections 12 and 13 of O.Reg. 82/98.
- (3) Borrowing for the reserve fund, or from one designated municipal service fund to another, for municipal financial purposes will be permitted as authorized from time to time by resolution or By-law of Council provided interest is paid in accordance with the Act and the regulations thereto and in particular Section 3.
24. A full refund of Development Charges shall be provided to the payee without interest where a project is abandoned, building permit revoked, and no construction has occurred.
25. This By-law shall be known as the “Development Charges By-law 2022 - Transit” for the City of Welland.

26. This By-law shall remain in effect until the **31st** day of **December**, 2022 at 12:00 midnight, unless otherwise repealed.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS **18th** DAY OF **August** ,
2022.

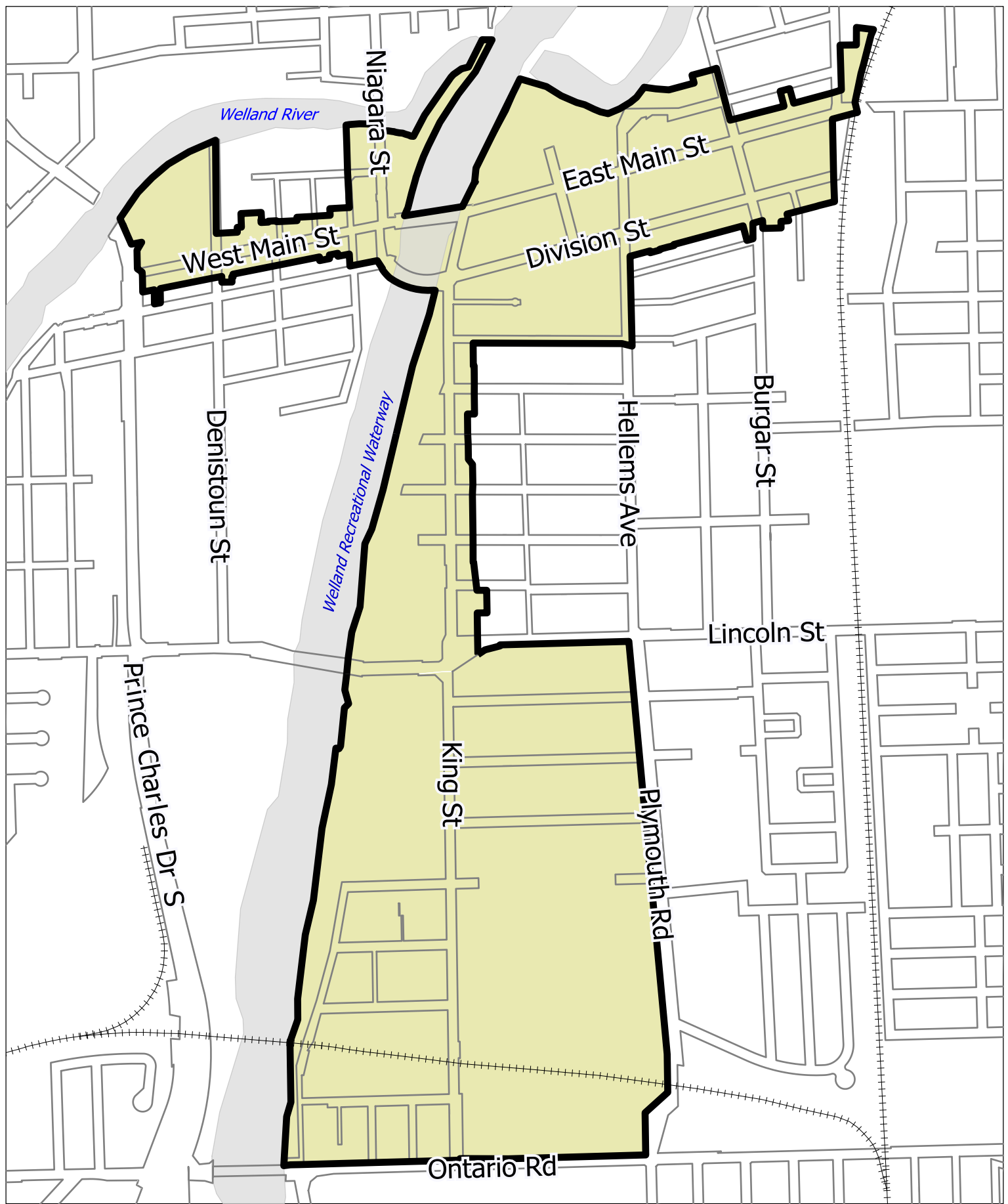
_____ MAYOR

_____ CLERK

SCHEDULE "A"
TO BY-LAW 2022-___ OF THE CITY OF WELLAND
CITY OF WELLAND DEVELOPMENT CHARGES

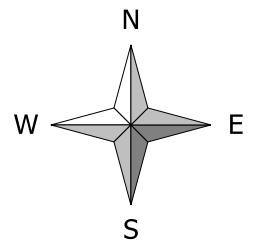
	(BY TYPE OF RESIDENTIAL USE - PER DWELLING UNIT)				PER DWELLING ROOM	
	SINGLE/SEMI- DETACHED/DUPLEX	ROWS & OTHER MULTIPLES	APARTMENTS - ONE BEDROOM OR LESS	APARTMENTS - TWO OR MORE BEDROOMS	RETIREMENT HOME/SPECIAL NEED/LODGING HOME	NON- RESIDENTIAL (PER SQUARE FOOT OF GFA)
Transit	\$96.21	\$85.94	\$45.62	\$80.33	\$40.89	\$0.06

DEVELOPMENT CHARGES SHALL BE ADJUSTED ANNUALLY, WITHOUT AMENDMENT TO BY-LAW, AS OF THE 1ST DAY OF JANUARY 2023 IN ACCORDANCE WITH STATISTICS CANADA QUARTERLY, "CONSTRUCTION PRICE STATISTICS"



THIS IS SCHEDULE "B" TO BY-LAW 2022-_____
 PASSED THE _____ DAY OF _____, 2022

SKETCH SHOWING
 DOWNTOWN AND HEALTH AND WELLNESS
 CLUSTER AREA DC EXEMPTION AREA



MAYOR _____

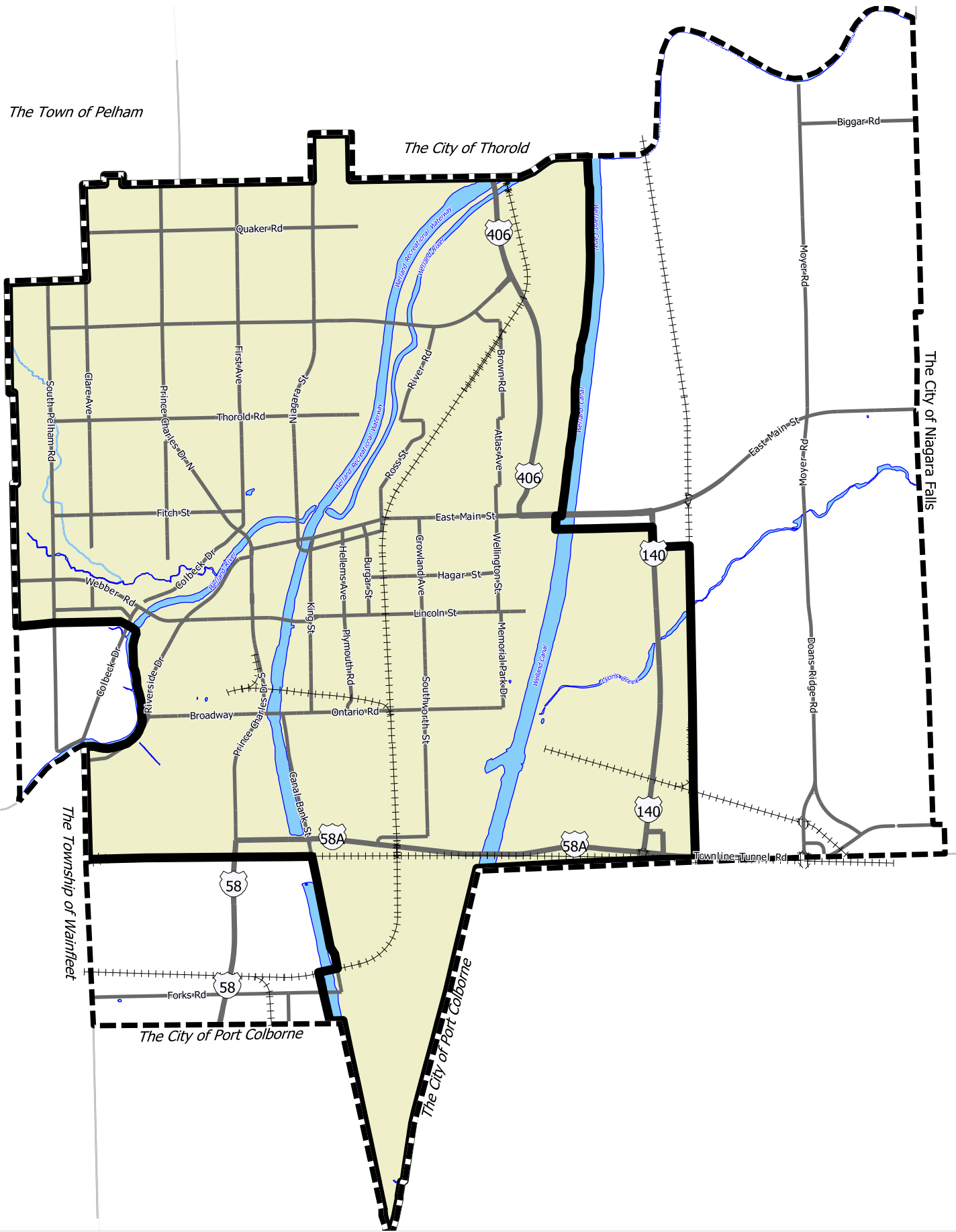
CLERK _____



Planning & Development Services
 Planning Division

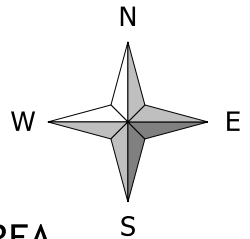
The Town of Pelham

The City of Thorold



THIS IS SCHEDULE "C" TO BY-LAW 2022 _____
 PASSED THE _____ DAY OF _____, 2022

SKETCH SHOWING
 CITY OF WELLAND NIAGARA GATEWAY ECONOMIC ZONE
 AND CENTRE COMMUNITY IMPROVEMENT DC EXEMPTION AREA



MAYOR _____

CLERK _____

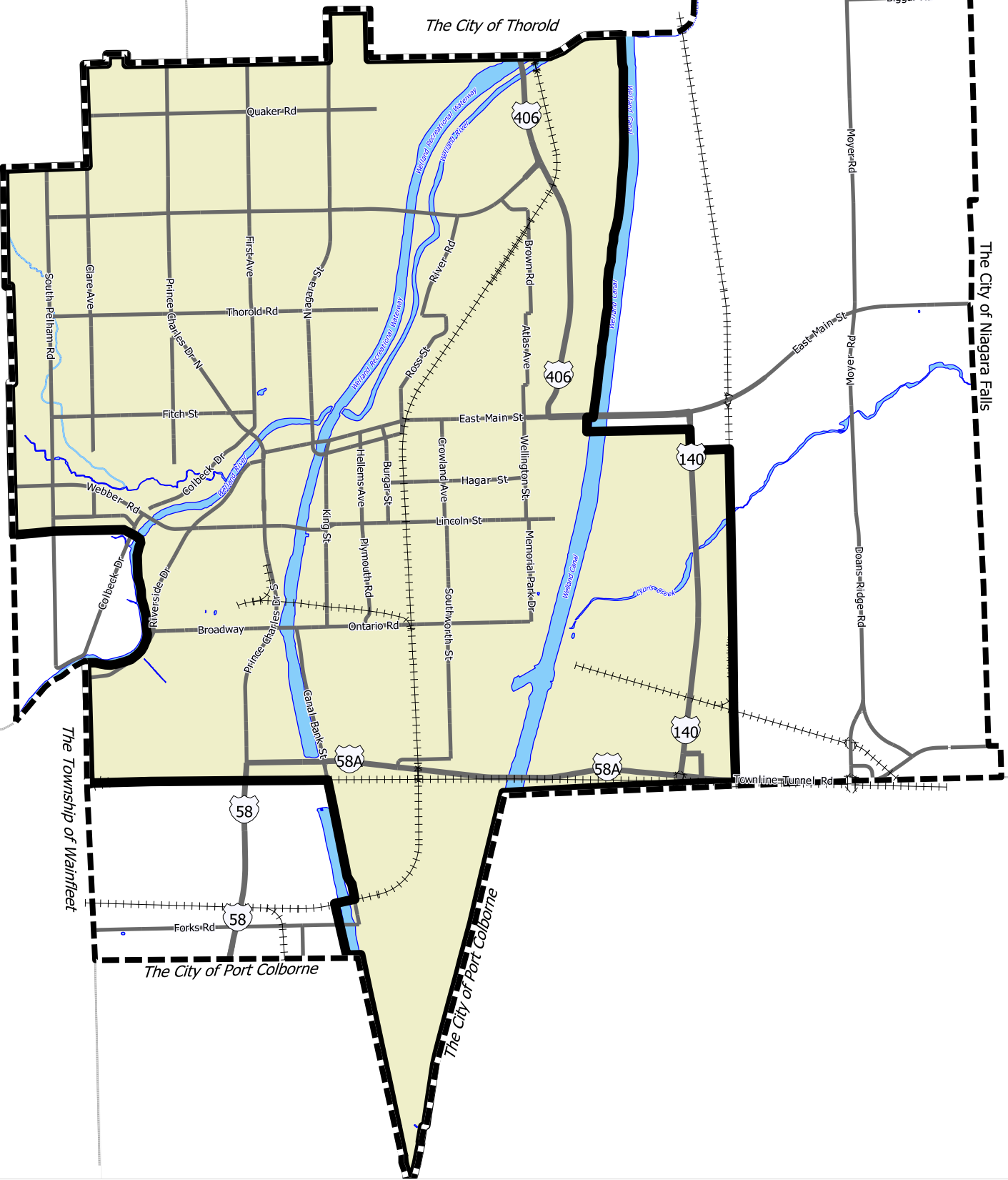


Planning & Development Services
 Planning Division

The Town of Pelham

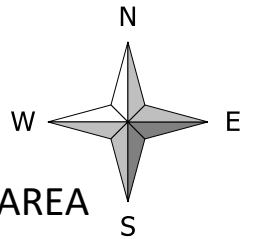
The City of Thorold

The City of Niagara Falls



THIS IS SCHEDULE "D" TO BY-LAW 2020 _____
 PASSED THE _____ DAY OF _____, 2020

SKETCH SHOWING
 BROWNFIELD COMMUNITY IMPROVEMENT DC EXEMPTION AREA



MAYOR _____

CLERK _____



Planning & Development Services
 Planning Division

Appendix G3

THE CORPORATION OF THE CITY OF WELLAND

BY-LAW NUMBER 2022 - XX

A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CITY OF WELLAND FOR THE NORTHWEST SERVICE AREA IN ACCORDANCE WITH THE DEVELOPMENT CHARGES ACT 1997

WHEREAS Section 2(1) of the Development Charges Act, 1997 enables a Municipality to impose Development Charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the By-law applies.

AND WHEREAS the Council of the Corporation of the City of Welland has given notice and held the required Public Meeting in accordance with Section 12 of the Development Charges Act, 1997, on June 28, 2022.

AND WHEREAS the Council of the Corporation of the City of Welland has accepted a Report entitled 2022 Development Charges Background Study & By-Law (s), dated August 2, 2022 prepared by DFA Infrastructure International Inc.

AND WHEREAS the Council of the Corporation of the City of Welland deems it appropriate to establish Development Charges in the City of Welland because of increased needs for services arising from development of the area to which the By-law applies.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ENACTS AS FOLLOWS:

1. In this By-law,
 - (a) "Agricultural Use" means use or intended use for bona fide farming purposes:
 - i. including but not limited to:
 1. cultivation of crops, whether on open land or in greenhouses, including, but not limited, to fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers and ornamental plants.
 2. raising of animals, including, but not limited, to cattle, horses, pigs, poultry, livestock, fish, and
 3. animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing and market gardening
 - ii. but excluding:
 1. winery activities, retail sales activities, including, but not limited, to restaurants, banquet facilities, hospitality facilities and gift shops.
 - (b) "Apartment" means a DWELLING UNIT in an Apartment BUILDING or in a mixed-use BUILDING;
 - (c) "Apartment Building" means the whole of a BUILDING containing five (5) or more separate DWELLING UNITS and which has a single common entrance;
 - (d) "Charitable Institution" means a charitable, non-profit philanthropic corporation organized for the relief of the poor if the corporation is supported in part by public funds, and which is exempt from taxation as a charitable institution pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31, as amended;

- (e) “Calculation Date” means the date on which the Chief Building Official for the City of Welland has issued the first building permit;
- (f) “Detached accessory dwelling unit” means a self-contained residential unit with kitchen and bathroom facilities within structures accessory to a single-detached dwelling, semi-detached dwelling, two-unit dwelling or townhouse dwelling;
- (g) “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 substantially increasing the size or usability thereof;
- (h) “Duplex” means the whole of a two-story BUILDING divided horizontally into two (2) separate above grade DWELLING UNITS, each of which has an independent entrance either directly or through a common vestibule;
- (i) “Dwelling” means a BUILDING, or part thereof, containing one (1) or more DWELLING UNITS, and includes retirement homes and lodges, and special care need units;
- (j) “Dwelling Unit” means a self-contained set of rooms, used as residential premises, located in a BUILDING, mobile home, park model home or trailer designed to be used year round as a building and which contains kitchen and bathroom facilities which are used only by the Occupants of the unit, is used as a single housekeeping unit in which no occupant has exclusive possession of any part of the unit, and which unit has a private entrance from outside the BUILDING or from a common hallway;
- (k) “Dwelling Room” means either:
 - i. each bedroom used, designed or intended for use by one or more persons living together in a lodging home, or student residence; or
 - ii. in the case of a special care/special need residence, each individual room or suite of rooms used, designed or intended for use by one or two persons with or without exclusive sanitary and/or culinary facilities.
- (l) “Fourplex” means the whole of a BUILDING, divided into four (4) separate DWELLING UNITS, each of which has an independent entrance either directly from the outside or through a common vestibule but does not include a TOWNHOUSE or STREET TOWNHOUSE;
- (m) “Freehold Triplex” means a TRIPLEX with each DWELLING UNIT on a separate LOT with frontage on a STREET;
- (n) “Gross Floor Area”(GFA) means the total floor area measured between the outside of exterior walls or virtual walls or between the outside of exterior walls or virtual walls and the centre line of party walls dividing the building from another building, of all floors and mezzanines above the average level of finished ground adjoining the building at its exterior walls;
- (o) “Garden Suite” means one-unit detached residential structures which contain bathroom and kitchen facilities, that are designed to be portable and are accessory to the existing residential structure;
- (p) “Group Home” means a dwelling for the accommodation of three to six residents, who require specialized personal care, supervised by agency staff and funded wholly or in part by any government or its agency and approved or supervised by the Province of Ontario under any act;

- (q) “Industrial Use” means land, buildings or structures used for or in connection with,
- i. manufacturing, producing, processing, storing or distributing something;
 - ii. research or development in connection with manufacturing, producing or processing something;
 - iii. 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;
 - iv. self-storage buildings;
 - v. office or administrative purposes, if they are,
 1. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 2. are attached or accessory to the building or structure used for that manufacturing, producing, processing, storage or distribution
- (r) “Institutional “ means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public and non-profit purpose and includes offices where such uses are accessory to an institutional use;
- (s) “Lodging Home” means a use in which the proprietor supplies for gain, lodging with or without meals to three or more persons other than the proprietor or members of his family but does not include a tourist establishment, hotel/motel, hospital or special care/special need residence, but does include a rooming house, boarding house and a student residence;
- (t) “Long Term Care Home” means a home, nursing home or home for the aged where the Ministry of Health and Long Term Care funds the care provided in such home and application for accommodation is made through a Community Care Access Centre;
- (u) “Low Density Multiple Dwelling” means a TRIPLEX DWELLING, a FREEHOLD TRIPLEX, a FOURPLEX DWELLING, a multiple attached DWELLING, a STREET TOWNHOUSE DWELLING or a TOWNHOUSE;
- (v) “Multiple attached dwelling” means a type of Low Density Multiple Dwelling with 2 or more dwelling units including a Two Unit Residential House, but not including an Apartment Building and other types of dwelling/uses defined as Low Density Multiple Dwelling;
- (w) “Municipality” is as defined in Section 1 of the Development Charges Act, 1997;
- (x) “Non-Profit” means a corporation or entity without share capital, carried on for not-for-profit purposes, without the purpose of commercial gain, as stated in it’s charter/letters of patent;
- (y) “Non-Profit Residential Development” means housing units of any type or tenure produced by an incorporated non-profit provider who has an agreement with any level of Government or it’s Agencies or Boards to provide affordable housing units, a) for a period of not less than 25 years, b) where the agreement specifies a recapture of equity equal to the applicable development charge for the purpose of ongoing affordability, or c) produced by a registered charity;

- (z) “Non-Residential Use” means a building or structure used exclusively for any purpose other than human habitation and ancillary purposes, but includes short stay rental use, but does not include agriculture use, institutional use or public use;
- (aa) “Place of Worship” means any building or part thereof that is owned by a church or religious organization that is exempt from taxation as a place of worship pursuant to the *Assessment Act*, R.S.O. 1990, c.A31, as amended;
- (bb) “Public Use” means use or intended use for public purposes by any Department, Branch, Agency or Local Board of the Government (Federal, Provincial or Municipal);
- (cc) “Residential Use” means use or intended use for human habitation and ancillary purposes, and includes such use related to agricultural use, but does not include such use related to institutional use, public use or short stay rental use;
- (dd) “Retirement Home or Lodge” 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;
- (ee) “Semi-Detached Dwelling” means the whole of a BUILDING divided vertically into two single DWELLING UNITS by a solid common wall extending throughout the entire STRUCTURE, from the base of the foundation to the highest point of the roof line with each unit having an independent entrance directly from the outside;
- (ff) “Short Stay Rental Use” means use or intended use for human habitation on a temporary basis for profit (such as a hotel, motel, guest cabin and bed/breakfast), and does not include a dwelling room;
- (gg) “Single-Detached Dwelling” means a separate residential BUILDING containing only one DWELLING UNIT;
- (hh) “Special Care/Special Needs Residence” means a residence:
 - i. containing two or more dwelling rooms, which rooms have common entrance from street level;
 - ii. where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room and accessory buildings; and
 - iii. that is designed to accommodate persons with specific need, including but not limited to, Long Term Care Homes, independent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; and includes but is not limited to retirement homes or lodges, group homes and hospices;
- (ii) “Street Townhouse” means a TOWNHOUSE with each DWELLING UNIT on a separate LOT with FRONTAGE on a STREET;
- (jj) “Townhouse” means a BUILDING divided vertically into not less than four (4) and not more than eight (8) attached, non-communicating DWELLING UNITS;

- (kk) "Triplex" means the whole of a BUILDING, divided into three (3) separate DWELLING UNITS, each of which has an independent entrance whether directly from the outside or through a common vestibule;
 - (ll) "Two Unit Residential House" means a house containing two (2) dwelling units only, but does not include a Duplex or a Semi-detached dwelling;
2. This By-law shall apply to all lands within the Northwest Service Area as shown on Schedule "B".
 3. (1) Subject to Subsection (2), Development Charges shall apply and shall be calculated and collected in accordance with the provisions of this By-law on the lands where the development requires:
 - (a) the passing of a Zoning By-Law or of an Amendment to a Zoning By-law under Section 34 of the Planning Act;
 - (b) the approval of a Minor Variance under Section 45 of the Planning Act;
 - (c) a Conveyance of land to which a By-law passed under Section 50(7) of the Planning Act applies;
 - (d) the approval of a Plan of Subdivision under Section 51 of the Planning Act;
 - (e) a Consent under Section 53 of the Planning Act;
 - (f) the approval of a Description under Section 50 of the Condominium Act; or
 - (g) the issuing of a Building Permit under the Building Code Act in relation to a building or structure, except a permit for footings/foundations only, underground site servicing, or a sewage system.
 - (2) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
 - (a) an enlargement to an existing dwelling unit;
 - (b) the creation of one or two additional dwelling units in an existing single detached dwelling, each of which contains a single dwelling unit, that are not attached to other buildings, as long as the total gross floor area of the additional dwelling unit or units are less than or equal to the gross floor area of the dwelling unit already in the building;
 - (c) the creation of one additional dwelling unit in an existing semi-detached dwelling or row dwelling, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings, as long as the total gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the dwelling unit already in the building;
 - (d) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units;
 - (e) the creation of one additional dwelling unit in any other existing residential building not identified in b) to d) above, as long as the additional unit is less than or equal to the gross floor area of the smallest dwelling unit already in the building;
 - (f) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1.	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2.	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

(3) Notwithstanding section 3 (2) (b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

(4) Notwithstanding section 3 (2) (d), development charges shall be imposed if the additional unit has a gross floor area greater than:

- i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

4. Development Charges against land to be developed as provided in this By-law shall be based upon the following services provided by the City of Welland, for which separate reserve funds should be maintained:

- (a) Water Services – Northwest Service Area
 - (b) Wastewater Services – Northwest Service Area
 - (c) Stormwater Services – Northwest Service Area
- ;

5. a) The amount of Development Charge in respect of a development shall be set out in Schedule “A”.

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

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

- d) The Development Charge under this By-law shall be calculated using the rate effective on the CALCULATION DATE with respect to such development and shall be payable on the issuance of the first Building Permit with respect to such development.
6. a) Notwithstanding section 5 (d), development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City Council approved development charge interest policy, as may be revised from time to time.
- b) Notwithstanding section 5 (d), development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City Council approved development charge interest policy, as may be revised from time to time.
- c) Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under Sections 5 (a) and 5 (b) shall be calculated on the rates set out in Schedule "A" on the date of the planning application, including interest. Where both planning applications apply development charges under Sections 5 (a) and 5 (b) shall be calculated on the rates, including interest as provided in the City's development charge interest policy, as may be revised from time to time, payable on the anniversary date each year thereafter, set out in Schedule "A" on the date of the later planning application, including interest.
- d) Notwithstanding Section 7 (c), any site plan or zoning by-law amendment application received between January 1, 2017 and December 31, 2019, shall be treated as if it was applied for on January 1, 2020, subject to building permit issuance being no later than January 1, 2023.
- e) Notwithstanding Section 5 (d) and Section 7 (a) to Section 7 (d), and in accordance with Section 27 of the Act, the City from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.
7. (1) If Application is made for a Building Permit in respect of a parcel of land upon which a building existed within five (5) years prior to the date of such Application, but which premise has been demolished or destroyed before the date of such Application, then the amount of Development Charges payable upon issuance of the said Building Permit shall be reduced by the net amount, calculated pursuant to this By-law at the current Development Charge rates, that would be payable as Development Charges in respect of the demolished or destroyed premise, provided that such reduction shall not exceed the Development Charges otherwise payable. For purposes of this subsection, "net" means the excess of the Development Charges for premises constructed, over the Development Charges for premises demolished or destroyed.
- (2) If a development includes the conversion of a premise from one use (the "first use") to another use, then the amount of Development Charges payable shall be reduced by the amount, 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, provided that such reduction shall not exceed the Development Charges otherwise payable.
8. Development Charges established under the By-law shall be payable prior to the issuance of any required Building Permit, as noted in s. 3.(g).
9. Notwithstanding Section (5) to Section (7) hereof, the City of Welland may, by Agreement enacted pursuant to Section (38) of the Development Charges Act, 1997, permit an Owner to perform

work that relates to a service in exchange for credit towards the Development Charge in accordance with the Agreement provided such credit shall not exceed the total Development Charge payable by an owner to the municipality.

10. Council may enter into front-ending agreements in accordance with the provision of the Act and the regulations from time to time in force.
11. Where any Development Charge, or part thereof, remains unpaid after the due date, the unpaid amount shall be added to the tax roll, shall be collected in the same manner as taxes and the Treasurer is hereby authorized and directed to do so.
12. (1) Where two or more actions described in Section 3(1) hereof 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 By-law.

(2) Notwithstanding Subsection (1), if two or more of the actions described in Section 3(1) occur at different times and the subsequent action has the effect of increasing the need for municipal services, an additional Development Charge shall be calculated and collected in accordance with this By-law.
13. Where a Development Charge applies pursuant to this By-law, no Building Permit shall be issued until the applicable Development Charge has been paid.
14. Where any refund of a Development Charge collected pursuant to this By-law is made in accordance with a Local Planning Appeal Tribunal order or a resolution of the Council of the Corporation of the City of Welland pursuant to an Order of the Local Planning Appeal Tribunal, the said refund shall be made in accordance with the Development Charges Act, 1997, and shall include interest at the Bank of Canada rate as of the day this By-law came into force, updated on the first business day of every January, April, July and October.
15. The Development Charges prescribed herein shall be adjusted annually, without amendment to this By-law, as of the 1st day of January 2023 in accordance with Statistics Canada Quarterly, "Construction Price Statistics."
16. This By-law shall not apply to:
 - a) Land that is owned by and used for the purposes of a Board of Education as defined by Subsection 1(1) of the Education Act;
 - b) Land that is Owned by and used for the purposes of a Municipality as defined by Section 1 of the Development Charges Act, 1997;
 - c) Non-profit residential development;
 - d) Industrial development;
 - e) Seasonal or temporary structures erected for a period not exceeding four (4) months;
 - f) Land that is owned by, and used, for the purpose of the Regional Municipality of Niagara or any University or College;
 - g) Garden Suites;
 - h) Parking structures;
 - i) Place of Worship – that portion of a place of worship which is used exclusively as a place of worship for religious services and any reception and meeting areas used in

connection with, or integral to, the worship space, including hallways, attached meeting rooms and lobbies and excluding, but not limited to, areas such as office, storage buildings, kitchen, classrooms, fellowship hall and library. Areas used for dormitories and/or residential use and/or non-residential uses are not considered a Place of Worship

- j) Charitable Institution – land owned, used and occupied by a charitable institution, provided that the charitable institution continues to own, use and occupy the lands for the relief of the poor for a period of three (3) years from the date that the Development Charges would otherwise be payable under this By-law or the Act (the “deferral period”). If the charitable institution ceases to own, use or occupy the lands for the relief of the poor within the deferral period, the Development Charges shall become immediately due and payable and Section 12 of this By-law applies; and
- k) Gas station canopies;
- l) Detached accessory dwelling units; and
- m) Agricultural development

17 (1) Monies received from payment of Development Charges shall be maintained in separate reserve funds for Water Services – Northwest Service Area, Wastewater Services - Northwest Service Area and Stormwater Services – Northwest Service Area. Funds shall be used only in accordance with Section 35 of the Development Charges Act, 1997.

(2) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve fund established hereunder for the prior year, containing the information set out in Sections 12 and 13 of O.Reg. 82/98.

(3) Borrowing for the reserve fund, or from one designated municipal service fund to another, for municipal financial purposes will be permitted as authorized from time to time by resolution or By-law of Council provided interest is paid in accordance with the Act and the regulations thereto and in particular Section 3.

18. A full refund of Development Charges shall be provided to the payee without interest where a project is abandoned, building permit revoked, and no construction has occurred.

19. This By-law shall be known as the “Development Charges By-law 2022 – Northwest Service Area” for the City of Welland.

20. This By-law shall remain in effect until the **18th** day of **August**, 2027 at 12:00 midnight, unless otherwise repealed.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS **18th** DAY OF **August**, **2022**.

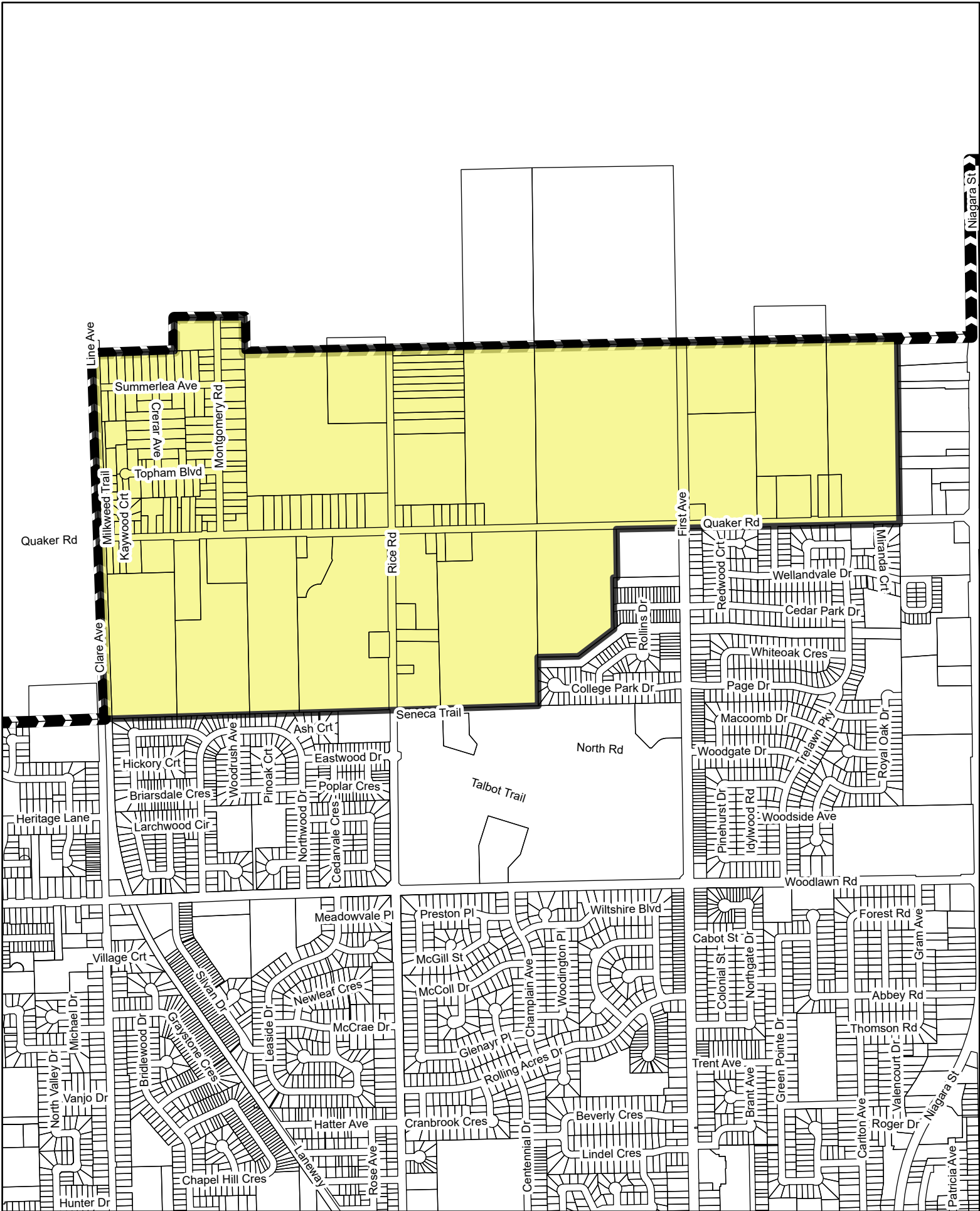
_____ MAYOR

CLERK

SCHEDULE "A"
TO BY-LAW 2022-___ OF THE CITY OF WELLAND
CITY OF WELLAND DEVELOPMENT CHARGES

	(BY TYPE OF RESIDENTIAL USE - PER DWELLING UNIT)				PER DWELLING ROOM	NON-RESIDENTIAL (PER SQUARE FOOT OF GFA)
	SINGLE/SEMI-DETACHED/DUPLEX	ROWS & OTHER MULTIPLES	APARTMENTS - ONE BEDROOM OR LESS	APARTMENTS - TWO OR MORE BEDROOMS	RETIREMENT HOME/SPECIAL NEED/LODGING HOME	
NORTHWEST SERVICE AREA						
Stormwater	\$11,883.11	\$10,615.22	\$5,634.75	\$9,921.82	\$5,050.32	\$12.32
Water	\$1,765.61	\$1,577.22	\$837.22	\$1,474.20	\$750.38	\$1.83
Wastewater	\$1,110.62	\$992.12	\$526.64	\$927.32	\$472.01	\$1.15
	\$14,759.34	\$13,184.56	\$6,998.61	\$12,323.34	\$6,272.71	\$15.30

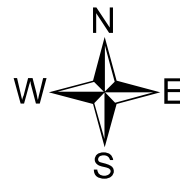
DEVELOPMENT CHARGES SHALL BE ADJUSTED ANNUALLY, WITHOUT AN ENDMENT TO BY-LAW, AS OF THE 1ST DAY OF JANUARY 2023 IN ACCORDANCE WITH STATISTICS CANADA QUARTERLY, "CONSTRUCTION PRICE STATISTICS"



THIS IS SCHEDULE "B" TO BY-LAW 2022-_____
PASSED THE _____ DAY OF _____, 2022

SKETCH SHOWING

**NORTHWEST SERVICE AREA
 DEVELOPMENT CHARGES**



MAYOR _____

CLERK _____



Planning & Development Services
 Planning Division