

REPORT FOR PUBLIC CONSULTATION

PREPARED BY HEMSON FOR THE MUNICIPALITY OF NORTH PERTH

DEVELOPMENT CHARGES BACKGROUND STUDY

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EXECUTIVE SUMMARY

A. PURPOSE OF DEVELOPMENT CHARGES BACKGROUND STUDY

i. Legislative Context

The Municipality of North Perth 2024 Development Charges Background Study is presented as part of the process to lead to the approval of a new DC by-law in compliance with the *DCA*. The study is prepared in accordance with the *DCA* and associated regulations, including amendments that came into force through the *More Homes, More Choice Act*, the *COVID-19 Economic Recovery Act*, the *More Homes Built Faster Act* (Bill 23), and the *Cutting Red Tape to Build More Homes Act* (Bill 185).

ii. Key Steps in Determining Future Development-Related Projects

In accordance with the *DCA* and associated regulations, several key steps are required to calculate development charges. This includes preparing a development forecast, establishing historical service levels, determining the increase in need for services arising from development and appropriate shares of costs, attributing costs to development types (i.e. residential and non-residential), and adjusting the calculated rate using a cash flow analysis.

iii. DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service development over an identified planning period. This is based on the overarching principle that “growth pays for growth”. However, the *DCA* and associated regulation includes several statutory adjustments and deductions that prevent these costs from fully being recovered by growth. Such adjustments include, but are not limited to: ineligible costs (e.g. computer equipment and vehicles with a replacement life of less than seven years); ineligible services, including parking services, parkland acquisition, etc.; deductions for costs that exceed historical service level caps; and statutory exemptions for specific uses (e.g. industrial expansions).

iv. The Development-Related Capital Program is Subject to Change

It is recommended that Council adopt the development-related capital program developed for the purposes of the 2024 DC Background Study. However, it is recognized that the DC

Background Study is a point-in-time analysis and there may be changes to project timing, scope, and costs through the Municipality’s normal annual budget process.

B. DEVELOPMENT FORECAST

i. Residential and Non-Residential

The table below provides a summary of the anticipated residential and non-residential growth over the 2024 to 2033 and 2024 to 2046 (Urban Area) planning periods. The development forecast is further discussed in Appendix A.

Municipal Development Forecast	2023 Estimate	10-Year Planning Period 2024 - 2033		Engineered Urban Planning Period 2024 - 2046
		Growth	Total at 2033	Serviced Growth
Residential				
Total Occupied Dwellings	6,407	2,459	8,866	5,138
Total Population	16,697	6,082	22,779	
Census <i>Population In New Dwellings</i>		6,468		14,629
Non-Residential				
Employment	7,259	2,270	9,529	4,532
Non-Residential Building Space (sq.m.)		158,170		334,460

C. CALCULATED DEVELOPMENT CHARGES

The table below provides the Municipality-wide development charges for residential and non-residential development based on the aforementioned forecast.

	Charge By Unit Type				
	Single & Semi-Detached	Rows & Other Multiples	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Special Care
Total Residential Charge By Unit Type (Fully Serviced)	\$ 32,609	\$ 21,354	\$ 18,829	\$ 12,624	\$ 10,519

	Adjusted Charge After Cashflow (\$/sq.m)
Total Non-residential Charge By Unit Type (Fully Serviced)	\$ 78.58

D. LONG-TERM CAPITAL AND OPERATING COSTS

An overview of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the DC by-law is in the study. This examination is required

as one of the provisions of the DCA. Additional details on the long-term capital and operating impact analysis is in Appendix E.

E. ASSET MANAGEMENT PLAN

A key function of the Asset Management Plan is to demonstrate that all assets in the capital forecast funded under the development charges by-law are financially sustainable over their full life cycle.

By 2034, the Municipality will need to fund an additional \$2.01 million per annum in order to properly fund the full life cycle costs of the new municipal-wide assets supported under the 2024 Development Charges By-law.

By 2046, the Municipality will need to fund an additional \$390,400 per annum in order to properly fund the full life cycle costs of the new municipal-wide assets supported under the 2024 Development Charges By-law.

F. DRAFT DC BY-LAW

The Municipality is proposing to modify the current development charges by-law. The proposed draft by-law will be made available for consultation in advance of the statutory public meeting as required under the DCA.

1. INTRODUCTION

The *Development Charges Act, 1997 (DCA)* and its associated *Ontario Regulation 82/98 (O. Reg. 82/98)* allow municipalities in Ontario to recover development-related capital costs from new development and redevelopment. The Municipality of North Perth Development Charges Background Study is presented as part of a process to pass a new development charge by-law in compliance with this legislation.

Growth forecasts for the Municipality of North Perth between 2024 and 2033 will increase the demand for all Municipal services. Additionally, growth between 2024 and 2046 will effect the demand of engineered urban services. The Municipality wishes to continue implementing DCs to fund capital projects related to development so that growth can continue to be serviced in a fiscally responsible manner.

When passing a DC by-law, the *DCA* and *O. Reg. 82/98* require that a development charges background study be prepared in which DCs are determined with reference to:

- A forecast of the amount, type and location of housing units, population and non-residential development anticipated in the Municipality;
- The average capital service levels provided in the Municipality over the fifteen-year period immediately preceding the preparation of the background study;
- A review of capital works in progress and anticipated future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Municipality to provide for the expected development, including the determination of the development and non-development-related components of the capital projects;
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate; and
- An Asset Management Plan to deal with all assets whose capital costs are proposed to be funded under the DC By-law, demonstrating that all assets included in the capital program are financially sustainable over their full life cycle.

The background study establishes the net capital costs attributable to development that is forecast to occur in the Municipality between 2024 and 2033. These development-related

net capital costs are apportioned to residential and non-residential development in a manner that reflects the increase in the need for each service.

The *DCA* provides for a period of public review and comment regarding the proposed development charges. This process includes considering and responding to comments received by members of the public about the calculated charges and methodology. Following completion of the process, and in accordance with the *DCA* and Council's review of the study, it is intended that Council will pass new development charges for the Municipality.

The remainder of this study sets out the information and analysis upon which the proposed development charges are based.

Section 2 designates the services for which the DCs are calculated and the areas within the Municipality to which the DCs will apply. It also briefly reviews methodologies.

Section 3 summarizes the forecast residential and non-residential development that is expected to occur within the Municipality.

Section 4 summarizes the fifteen-year historical average capital service levels that have been attained in the Municipality, which form the basis for the development charges calculations.

Section 5 reviews the development-related capital program from various Municipal departments.

Section 6 summarizes the calculation of applicable development charges and the resulting calculated development charges by class and type of development.

Section 7 presents a cost of growth analysis, which considers an Asset Management Plan for the Municipality, demonstrating the financial sustainability of assets over the life cycle of the 2024 Development Charges By-law. This section also considers the long-term operating impacts of the projects.

Section 8 provides a review of development charges administrative matters and consideration of area rating.

2. THE METHODOLOGY USES A MUNICIPALITY-WIDE AND AREA-SPECIFIC APPROACH

Several key steps are required when calculating any development charge. However, specific circumstances arise in each municipality, which must be reflected in the calculation. In this study, therefore, we have tailored our approach to the Municipality of North Perth's unique circumstances. The approach to calculating development charges provides a reasonable alignment of development-related costs with the development that necessitates them. This study uses a Municipal-wide approach in the cost recovery calculations for general services and services related to a highway, while using an area-specific approach for engineered urban services of water, wastewater and stormwater. The background study provides an update to the historical service levels and the cost of providing future development-related capital infrastructure.

A. BOTH MUNICIPAL-WIDE AND AREA-SPECIFIC CHARGES ARE PROPOSED

North Perth provides a range of services to the community it serves and has a sizeable inventory of facilities, land, infrastructure, vehicles and equipment. The DCA provides the Municipality with flexibility when defining services that will be included in the development charges by-laws, provided the other provisions of the Act and Regulations are met. The DCA also permits the Municipality to designate, in its by-laws, the areas within which the development charges shall be imposed. The charges may apply to all lands in the Municipality or to other designated development areas as specified in the by-laws.

i. Services Based on a Municipal-Wide Approach

For most services, a range of capital infrastructure is available throughout the Municipality. All residents and employees have access to this infrastructure. As new development occurs, new infrastructure will need to be added so that overall service levels in the Municipality are maintained. A widely accepted method of sharing the development-related capital costs for these services is to apportion them over all new development anticipated in the Municipality.

The following services are included in the municipal-wide development charges calculations:

- Library Services
- Fire Services
- Police Services
- Parks and Recreation Services
- Child Care Services
- Development Related Studies
- Services Related to a Highway:
 - Public Works
 - Roads and Related

These services form a reasonable basis in which to plan and administer the municipal-wide development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that constitute it. The resulting development charges for these services would be imposed against all development anywhere in the Municipality.

ii. **Services Based on an Area-Specific Approach**

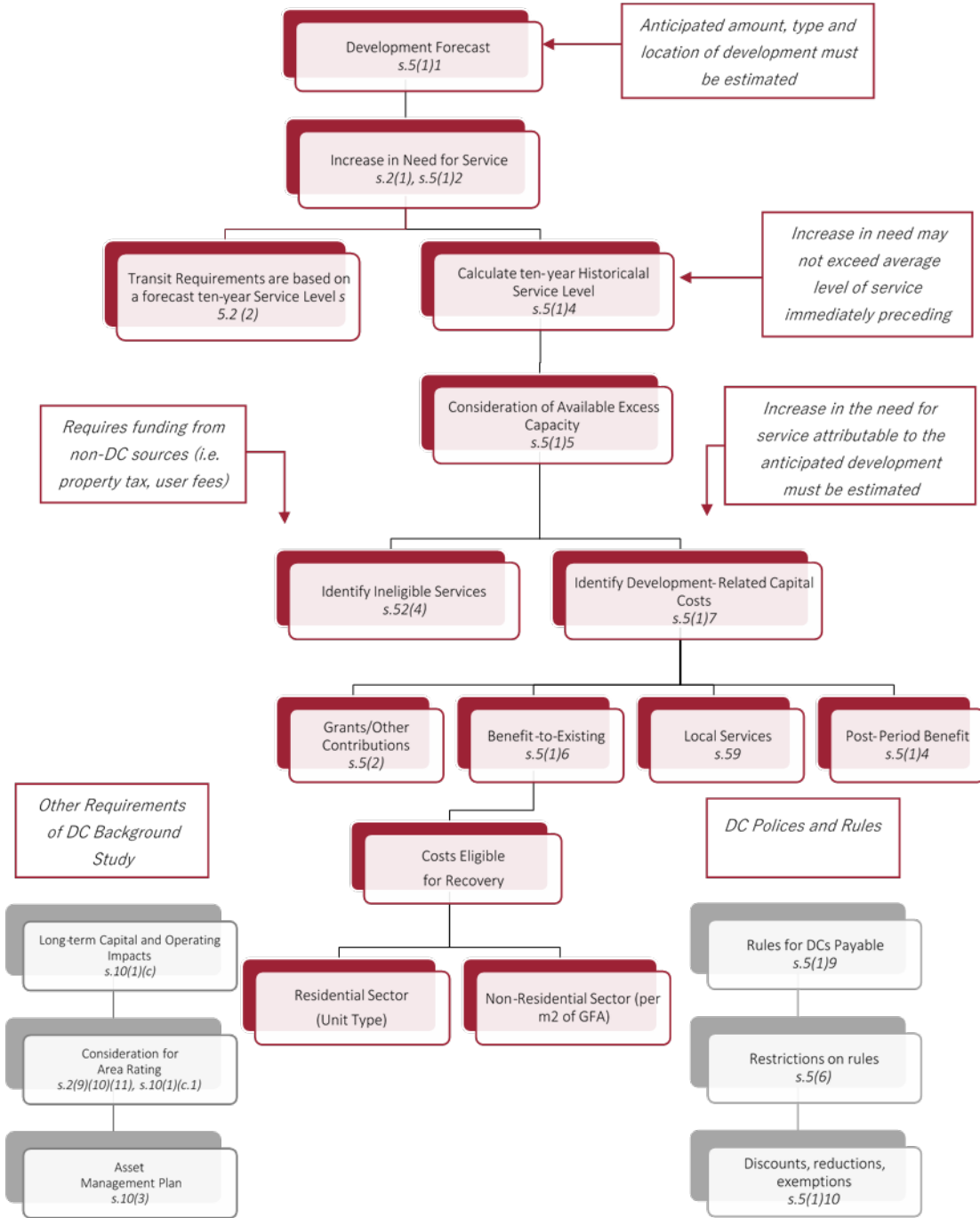
For some services, the need for and benefits of development-related capital works is more localized. For such services, an alternative “area-specific” approach to calculating development charges is used. Area-specific charges have been calculated for Water Services, Wastewater Services, and Stormwater Drainage and Control Services. This approach is consistent with the Municipality’s existing development charge structure for such services.

Additionally, area-specific development charges for the Northeast Master Plan lands are found under a separate study.

B. KEY STEPS IN DETERMINING DEVELOPMENT CHARGES FOR FUTURE DEVELOPMENT-RELATED PROJECTS

Several key steps are required in calculating DCs for future development-related projects. These are summarized in Figure 1 and discussed further in the following sections.

Figure 1 Key Steps in Calculating Development Charges



i. Development Forecast

The first step in the methodology requires a development forecast to be prepared for the ten-year study period, 2024 to 2033, for municipal-wide services and 2024 to 2046 for area-specific services.

For the residential portion of the forecast, the net population growth and population growth in new units is estimated. The net population growth determines the need for additional facilities and provides the foundation for the development-related capital program. When calculating the development charge, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which development charges will be collected.

The non-residential portion of the forecast estimates the gross floor area (GFA) of building space to be developed over each planning period. The forecast of GFA is based on an employment forecast for the Municipality. It is noted that not all employment growth is associated with an increase in space. Factors for floor space per worker are used to convert the employment forecast into GFA.

ii. Service Categories and Historical Service Levels

The *Development Charges Act* provides that the increase in the need for service attributable to anticipated development:

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the fifteen-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical fifteen-year average service levels thus form the basis for development charges. A review of the Municipality's capital service levels for buildings, land, vehicles and so on, has therefore been prepared as a reference for the calculation, so that the portion of future capital projects that may be included in the development charge can be determined. The historical service levels used in this study have been calculated based on the period 2009 to 2023.

iii. Development-Related Capital Program and Analysis of Net Capital Costs to be Included in Development Charges

A development-related capital program has been prepared by Municipal staff and the consulting team as part of the study. The program identifies development-related projects

and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the *Act* (*DCA*, s. 5. (2)). The capital program provides another cornerstone upon which development charges are based. The *DCA* requires that the increase in the need for service attributable to the anticipated development may include an increase:

... only if the council of the municipality has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

In conjunction with *DCA*, s. 5. (1) 4. referenced above, these sections have the effect of requiring that the development charge be calculated on the lesser of the historical fifteen-year average service levels or the service levels embodied in future plans of the Municipality. The development-related capital program prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, *Ontario Regulation 82/98*, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

For some projects in the development-related capital program, a portion of the project may confer benefits to existing residents. As required by the *DCA*, s. 5. (1) 6., these portions of projects and their associated net costs are the funding responsibility of the Municipality from non-development charges sources. The amount of municipal funding for such non-growth shares of projects is also identified as part of the preparation of the development-related capital forecast.

There is also a requirement in the *DCA* to reduce the applicable development charge by the amount of any “uncommitted excess capacity” that is available for a service. Adjustments are made in the analysis to meet this requirement of the Act through the use of “net” population and employment in the determination of maximum permissible funding envelopes. Furthermore, the Municipality’s capital programs, and the need for increased capacity, reflects available and useable capacity within existing infrastructure and facilities.

iv. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and non-residential sectors. This is done using apportionments for different services in accordance with the demands which the two sectors would be expected to place on the various services and the different benefits derived from those services. The apportionment is based on the expected demand for, and use of, the service by each sector (e.g. shares of population and employment).

The residential component of the development charge is applied to different housing types based on average occupancy factors. The non-residential component is applied on the basis of gross building space in square metres for all non-residential development.

v. Final Adjustment

The final determination of the development charge results from adjustments made to development-related net capital costs for each service and sector from the application of any unallocated reserve fund balances. A cash flow analysis is undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the *DCA*.

3. DEVELOPMENT FORECAST

This section provides the basis for the development forecasts used to calculate the development charges for the Municipality of North Perth. A more detailed summary of the forecasts, including tables illustrating historical trends and forecast results is provided in Appendix A.

Hemson prepared the forecasts in consultation with Municipal staff. A range of statistical data including Statistics Canada Census and National Household Survey data, Canada Mortgage Housing Corporation (CMHC) housing market information, and the projections in the Perth County 2023 Official Plan Update - Comprehensive Review informed the forecasts.

It is important to note that Census population, which excludes undercoverage, is used for development charges studies whereas total population, which includes undercoverage, is used in official plans.

A. RESIDENTIAL FORECAST

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of the population growth (or net population growth) as well as the population in new units is required.

- The population growth determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which development charges will be collected.

Table 1 provides a summary of the residential forecast for a ten-year planning period, from 2024 to 2033 and the area-specific growth in serviced areas (Listowel, Atwood, and Wallace Ward) over the planning period of 2024 to 2046.

As shown on Table 1, over the ten-year planning period from 2024 to 2033, the number of households is forecast to increase by 2,459. This translates to population growth in new units of approximately 6,468. Overall, the Municipality's census population change over the ten-year planning period will grow by 6,082 persons.

In the serviced areas of the Municipality, the population in new households is forecast to grow by 14,629 in 5,138 occupied households from 2024 to 2046.

B. NON-RESIDENTIAL FORECAST

Development charges are levied on non-residential development as a charge per square metre of GFA. As with the residential forecast, the non-residential forecast requires both a projection of employment growth as well as a projection of the employment growth associated with new floor space in the Municipality.

The non-residential forecast projects an increase of 2,270 jobs by 2033, excluding work from home employment. The place of work employment growth will be accommodated in 158,170 square metres of new non-residential building space by 2033.

In the serviced areas of the Municipality, employment is projected to increase by 4,532 employees in 334,460 square metre of non-residential space from 2024 to 2046.

A summary of the non-residential growth forecast can be found in Table 1.

TABLE 1

MUNICIPALITY OF NORTH PERTH
 SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
 DEVELOPMENT FORECAST

Municipal Development Forecast	2023 Estimate	10-Year Planning Period 2024 - 2033		Engineered Urban Planning Period 2024 - 2046
		Growth	Total at 2033	Serviced Growth
Residential				
Total Occupied Dwellings	6,407	2,459	8,866	5,138
Total Population				
Census	16,697	6,082	22,779	
<i>Population In New Dwellings</i>		<i>6,468</i>		<i>14,629</i>
Non-Residential				
Employment	7,259	2,270	9,529	4,532
Non-Residential Building Space (sq.m.)		158,170		334,460

4. SUMMARY OF HISTORICAL CAPITAL SERVICE LEVELS

The *DCA* and Ontario Regulation 82/98 require that the development charges be set at a level no higher than the average service level provided in the municipality over the fifteen-year period immediately preceding the preparation of the background study, on a service-by-service basis.

For General and Services Related to a Highway the legislative requirement is met by documenting historical service levels for the preceding fifteen years, in this case, for the period from 2009 to 2023. Service levels are measured as a ratio of inputs per capita, or per capita plus employment.

O. Reg. 82/98 requires that when determining historical service levels both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per capita. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new growth reflect both the quantity (number and size) and quality (value or replacement cost) of the service provided historically by the Municipality. Both the quantitative and qualitative aspects of service levels used in the present analysis are based on information provided by Municipal staff based on historical records and their experience with costs to acquire or construct similar facilities, equipment and infrastructure.

Table 2 summarizes service levels for all applicable services included in the development charge calculation. Appendix B provides the detailed historical inventory data upon which the calculation of service levels are based.

TABLE 2

MUNICIPALITY OF NORTH PERTH
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2009-2023

Service	2009 - 2023 Service Level Indicator
1.0 LIBRARY SERVICES Buildings Land Materials	\$591.86 per capita \$418.56 per capita \$35.54 per capita \$137.76 per capita
2.0 FIRE PROTECTION SERVICES Buildings Land Vehicles Equipment And Gear	\$1,102.89 per pop & emp \$569.29 per pop & emp \$49.46 per pop & emp \$388.06 per pop & emp \$96.08 per pop & emp
3.0 POLICE SERVICES Buildings	\$117.34 per pop & emp \$117.34 per pop & empl
4.0 PARKS AND RECREATION SERVICES Indoor Recreation Buildings Indoor Recreation Land Indoor Recreation Equipment Parkland Development Parkland Amenities Parkland Trails Vehicles & Equipment	\$7,710.97 per capita \$4,424.37 per capita \$313.02 per capita \$53.23 per capita \$638.23 per capita \$2,198.23 per capita \$11.32 per capita \$72.57 per capita
6.0 CHILD CARE SERVICES Buildings Land Equipment	\$210.77 per capita \$188.49 per capita \$0.00 per capita \$22.28 per capita
7.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS Buildings Land Vehicles	\$1,094.09 per pop & emp \$410.40 per pop & emp \$152.85 per pop & emp \$530.84 per pop & emp
8.0 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED Roads	\$19,378.01 per pop & emp \$19,378.01 per pop & emp

5. THE DEVELOPMENT-RELATED CAPITAL FORECAST

The *DCA* requires the Council of a municipality to express its intent to provide future capital facilities at the average historical service level incorporated in the development charges calculation. As noted in Section II, Ontario Regulation 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

A. A DEVELOPMENT-RELATED CAPITAL PROGRAM IS PROVIDED FOR COUNCIL'S APPROVAL

Based on the development forecasts summarized in Section III and detailed in Appendix A, Municipal staff, in collaboration with the consultants, have created a development-related capital program setting out those projects that are required to service anticipated development. For all municipal-wide services, the capital plan covers the ten-year period from 2024 to 2033. For the engineered urban services, the capital plan covers the 23-year period from 2024 to 2046.

One of the recommendations contained in this background study is for Council to adopt the development-related capital program derived for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the development-related projects contained herein, that are consistent with the development occurring in the Municipality. It is acknowledged that changes to the forecast presented here may occur through the Municipality's normal capital budget process.

B. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR MUNICIPAL-WIDE SERVICES

A summary of the development-related capital forecast for municipal-wide services, covering a ten-year period, is presented in Table 3. The table shows that the gross cost of the Municipality's 2024-2033 capital forecast is estimated to be \$95.75 million. \$900,000 in

grants and subsidies are expected; as a result, the net municipal cost of the capital program is \$94.85 million.

The largest portion of the net municipal cost is for Roads and Related, with a cost of \$46.55 million or 49% of the total. This is comprised of road works, sidewalks, bike lanes, land acquisitions, and studies.

Of the net municipal cost, approximately 33%, or \$31.56 million, is related to capital works for Parks and Recreation Services. This capital program includes for Phase 2 of the Steve Kerr Recreation Complex, an outdoor pool, and provisions for parkland and trails.

The next largest capital program belongs to Fire Protection Services. The program provides funding for a new facility as well as new vehicles and equipment. The total capital program amounts to \$4.13 million, or 4%.

The capital program associated with Library Services amounts to \$3.60 million, or 4% of the total municipal cost, and provides for the expansion of a library branch and new collection materials.

The capital forecast associated with Public Works envisions a centralized public works facility and new vehicles. The total municipal cost of the Public Works capital program is \$3.54 million, or 4% of the total net municipal cost.

The Police Services capital program includes debt recovery, a provision for a new space, and new equipment for officers. The total municipal cost of the Police Services capital program is \$2.54 million, or 3% of the total net municipal cost.

The capital program for Child Care Services provides for a new childcare centre and associated amenities. The total capital program amounts to \$2.17 million, or 2%.

The portion of the Municipality's program that relates to Development-Related Studies to \$764,000, or 1%.

The capital forecast incorporates those projects identified to be related to development anticipated in the next ten years. It is not implied that all of these costs are to be recovered from new development by way of development charges. Portions of the capital forecast may be related to replacement of existing facilities, shares of projects that benefit the existing population or development anticipated to occur beyond the 2024-2033 planning period.

After these reductions, the remaining development-related capital costs are brought forward to the development charges calculation. Further details on the capital forecasts for each individual service category are available in Appendix B.

MUNICIPALITY OF NORTH PERTH
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR MUNICIPAL-WIDE SERVICES 2024 - 2033
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost
1.0 LIBRARY SERVICES	\$3,599.0	\$0.0	\$3,599.0
1.1 Buildings, Land and Equipment	\$3,449.0	\$0.0	\$3,449.0
1.2 Materials and Equipment	\$150.0	\$0.0	\$150.0
2.0 FIRE PROTECTION SERVICES	\$4,127.5	\$0.0	\$4,127.5
2.1 Buildings, Land & Furnishings	\$2,582.5	\$0.0	\$2,582.5
2.2 Vehicles	\$1,395.0	\$0.0	\$1,395.0
2.3 Fire Equipment and Studies	\$150.0	\$0.0	\$150.0
3.0 POLICE SERVICES	\$2,543.4	\$0.0	\$2,543.4
3.1 Recovery of Negative Reserve Fund Balance	\$23.4	\$0.0	\$23.4
3.2 New Police Detachment	\$2,520.0	\$0.0	\$2,520.0
4.0 PARKS AND RECREATION SERVICES	\$31,559.5	\$0.0	\$31,559.5
4.1 Indoor Recreation	\$18,077.5	\$0.0	\$18,077.5
4.2 Park Development	\$13,025.0	\$0.0	\$13,025.0
4.3 Fleet & Equipment	\$157.0	\$0.0	\$157.0
4.4 Trail Expansion	\$300.0	\$0.0	\$300.0
5.0 CHILD CARE SERVICES	\$2,166.6	\$0.0	\$2,166.6
5.1 Buildings & Equipment	\$2,166.6	\$0.0	\$2,166.6
6.0 DEVELOPMENT-RELATED STUDIES	\$764.0	\$0.0	\$764.0
6.1 Studies	\$764.0	\$0.0	\$764.0
SERVICES RELATED TO A HIGHWAY:			
7.0 PUBLIC WORKS	\$3,535.6	\$0.0	\$3,535.6
7.1 <i>Recovery of Negative Reserve Fund</i>	\$60.6	\$0.0	\$60.6
7.2 <i>Buildings</i>	\$2,600.0	\$0.0	\$2,600.0
7.3 <i>Vehicles and Equipment</i>	\$875.0	\$0.0	\$875.0
8.0 ROADS & RELATED	\$47,453.5	\$900.0	\$46,553.5
8.1 <i>Municipal-Wide Roads Projects</i>	\$47,453.5	\$900.0	\$46,553.5
TOTAL - GENERAL SERVICES	\$95,749.1	\$900.0	\$94,849.1

C. The Development-Related Capital Forecast for Engineered Urban Services

Table 4 provides the development-related capital recoveries for the engineered urban services of Water Services, Wastewater Services, and Stormwater Drainage and Control Services between 2024 and 2046. Each of these services is levied on an area-specific basis.

The total engineered urban services gross capital cost is \$57.34 million, with \$10.24 million in grants and subsidies anticipated to offset the cost of the program. The net municipal cost is \$47.10 million.

The largest service is Wastewater Services with a total net cost of \$30.37 million, or 71%. The capital program provides for debt recover, linear infrastructure, facilities upgrades, studies, and a vehicle.

The Water Services capital program makes up 34% or \$15.82 million of the net total cost. The capital program includes linear infrastructure investments, new facilities, servicing plans, and a vehicle.

The Stormwater Drainage and Control Services net municipal cost totals \$914,100 or 2% of the total. The entire capital program is related to the Listowel South East Drainage Area debt recovery.

Details of the engineered urban services capital programs can be found in Appendix C.

TABLE 4

MUNICIPALITY OF NORTH PERTH
 SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
 FOR URBAN ENGINEERED SERVICES 2024 - 2046
 (in \$000)

Service	Gross Cost	Grants / Subsidies	Net Municipal Cost
AREA-SPECIFIC: LISTOWEL, ATWOOD, WALLACE WARD			
1.0 WATER SERVICES	\$15,818.0	\$0.0	\$15,818.0
1.1 Water Facilities	\$15,363.0	\$0.0	\$15,363.0
1.2 Studies and Vehicles	\$455.0	\$0.0	\$455.0
AREA-SPECIFIC: LISTOWEL & ATWOOD			
2.0 WASTEWATER SERVICES	\$40,603.2	\$10,235.0	\$30,368.2
2.1 Facilities and Linear Works	\$39,778.2	\$10,235.0	\$29,543.2
2.2 Studies and Vehicles	\$825.0	\$0.0	\$825.0
AREA-SPECIFIC: LISTOWEL SOUTHEAST DRAINAGE AREA			
3.0 STORMWATER DRAINAGE AND CONTROL SERVICES	\$914.1	\$0.0	\$914.1
3.1 Stormwater Projects	\$914.1	\$0.0	\$914.1
TOTAL - ENGINEERED SERVICES	\$57,335.3	\$10,235.0	\$47,100.3

6. CALCULATED DEVELOPMENT CHARGES

This section summarizes the calculation of development charges for each service category and the resulting total development charge by type of development. For all services, the calculation of the “unadjusted” per capita (residential) and per square metre (non-residential) charges is presented. Adjustments are made to these amounts resulting from a cash flow analysis that takes interest earnings and borrowing costs into account.

For residential development, a total per capita amount is applied to different housing types on the basis of average occupancy factors. These housing types are categorized as Single Residential Units, Rows and Other Multiples, Apartments with 2 bedrooms or more and Apartments with 1 bedroom or less. For non-residential, the charges are uniformly based on gross floor area (GFA) of building space.

The calculation of the development charges does not include any provision for exemptions required under the *DCA*, for example, the exemption for enlargements of up to 50% on existing industrial building. Such legislated exemptions, or other exemptions which Council may choose to provide, will result in a loss of development charges revenue for the affected types of development. Any such revenue loss may not be offset by increasing other portions of the calculated charge.

A. UNADJUSTED DEVELOPMENT CHARGES CALCULATION

A summary of the unadjusted residential and non-residential development charges for all Municipal services is presented in Table 5 below. Further details of the calculation for each individual service category are available in Appendix B.

i. Municipal-Wide Services

The capital forecast for Municipal-Wide Services incorporates those projects identified to be related to development anticipated in the ten-year planning period. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 5 shows that, of the \$94.85 million total municipal cost, \$32.73 million relates to replacement of existing capital facilities, or to shares of projects that provide benefit to the existing community. These portions of capital costs will require funding from other non-development charge sources, such as property taxes.

An additional share of \$5.50 million has been identified as available DC reserves and represents the revenues collected from previous development charges. This portion has been netted out of the capital costs.

Another share of the forecast, \$2.75 million, is either attributable to development beyond the recovery period (and can therefore be recovered under future development charges studies) or represents a service level increase in the Municipality.

The remaining \$53.87 million is carried forward to the development charges calculation. Of the development-related costs, \$47.14 million has been allocated to new residential development, and \$6.73 million has been allocated to new non-residential development. This results in an unadjusted development charge of \$7,287.63 per capita and \$42.55 per square metre of non-residential development for the provision of general services and Services Related to a Highway.

ii. **Engineered Urban Services**

Table 6 presents the calculated residential and non-residential development charges for Engineered Urban Services. It should be noted that these charges are levied on an area-specific basis.

The table shows that of the total gross cost of the engineered urban services capital program of \$57.34 million, \$10.57 million is considered to replace existing infrastructure or to benefit the existing population. Contributions from others and other funding source total \$10.24 million. A deduction is also made for the available reserve fund balance of \$2.16 million, while \$2.92 million will benefit development post-2046 and so may be considered for recovery under future by-laws. The remaining \$31.45 million is carried forward to the development charges calculation. The residential and non-residential share of the capital program for each category is different relative to the benefitting areas, and therefore, the resulting per capita unadjusted charge and the unadjusted non-residential charge per square metre is identified independently in the table.

Full capital program and calculation details regarding engineered services can be found in Appendix C.

TABLE 5

MUNICIPALITY OF NORTH PERTH
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 10-YEAR CAPITAL PROGRAM FOR GENERAL SERVICES

10 Year Growth in Population in New Units	6,468
10 Year Growth in Square Metres	158,170

Service	Development-Related Capital Program (2024 - 2033)								
	Net Municipal Cost	Replacement & Benefit to Existing	Available DC Reserves	Post-2033 Benefit	Total DC Eligible Costs for Recovery	Residential Share	Non-Residential Share		
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	%	(\$000)	%	(\$000)
1.0 LIBRARY SERVICES	\$3,599.0	\$0.0	\$715.6	\$0.0	\$2,883.4	100%	\$2,883.4	0%	\$0.00
Unadjusted Development Charge Per Capita							\$445.80		
Unadjusted Development Charge Per Sq.M									\$0.00
2.0 FIRE PROTECTION SERVICES	\$4,127.5	\$0.0	\$798.3	\$0.0	\$3,329.2	74%	\$2,463.6	26%	\$865.60
Unadjusted Development Charge Per Capita							\$380.89		
Unadjusted Development Charge Per Sq.M									\$5.47
3.0 POLICE SERVICES	\$2,543.4	\$0.0	\$0.0	\$1,566.3	\$977.2	74%	\$723.1	26%	\$254.07
Unadjusted Development Charge Per Capita							\$111.80		
Unadjusted Development Charge Per Sq.M									\$1.61
4.0 PARKS AND RECREATION SERVICES	\$31,559.5	\$3,725.0	\$3,823.3	\$0.0	\$24,011.2	100%	\$24,011.2	0%	\$0.00
Unadjusted Development Charge Per Capita							\$3,712.31		
Unadjusted Development Charge Per Sq.M									\$0.00
5.0 CHILD CARE SERVICES	\$2,166.6	\$1,050.0	\$28.9	\$0.0	\$1,087.6	100%	\$1,087.6	0%	\$0.00
Unadjusted Development Charge Per Capita							\$168.15		
Unadjusted Development Charge Per Sq.M									\$0.00
6.0 DEVELOPMENT-RELATED STUDIES	\$764.0	\$60.0	\$137.5	\$0.0	\$566.5	74%	\$419.2	26%	\$147.29
Unadjusted Development Charge Per Capita							\$64.81		
Unadjusted Development Charge Per Sq.M									\$0.93
7.0 SERVICES RELATED TO A HIGHWAY:									
7.1 PUBLIC WORKS	\$3,535.6	\$2,187.5	\$0.0	\$0.0	\$1,348.1	74%	\$997.6	26%	\$350.49
Unadjusted Development Charge Per Capita							\$154.23		
Unadjusted Development Charge Per Sq.M									\$2.22
7.2 ROADS & RELATED	\$46,553.5	\$25,709.2	\$0.0	\$1,181.3	\$19,663.1	74%	\$14,550.7	26%	\$5,112.41
Unadjusted Development Charge Per Capita							\$2,249.64		
Unadjusted Development Charge Per Sq.M									\$32.32
TOTAL 10 YEAR GENERAL SERVICES	\$94,849.1	\$32,731.7	\$5,503.6	\$2,747.5	\$53,866.3		\$47,136.4		\$6,729.9
Unadjusted Development Charge Per Capita							\$7,287.63		
Unadjusted Development Charge Per Sq.M									\$42.55

TABLE 6

MUNICIPALITY OF NORTH PERTH
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 CAPITAL PROGRAM FOR ENGINEERED SERVICES

Service	Development-Related Capital Program to 2046						Residential Share		Non-Residential Share	
	Gross Capital Cost (\$000)	Grants & Subsidies Contributions (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	%	(\$000)	%	(\$000)
AREA-SPECIFIC: LISTOWEL, ATWOOD, WALLACE WARD										
1.0 WATER SERVICES	\$15,818.0	\$0.0	\$0.0	\$170.0	\$2,920.6	\$12,727.4	74%	\$9,418.3	26%	\$3,309.13
Unadjusted Development Charge Per Capita								\$733.40		
Unadjusted Development Charge Per Sq.M										\$9.89
AREA-SPECIFIC: LISTOWEL & ATWOOD										
2.0 WASTEWATER SERVICES	\$40,603.2	\$10,235.0	\$10,570.1	\$1,986.4	\$0.0	\$17,811.7	74%	\$13,180.6	26%	\$4,631.03
Unadjusted Development Charge Per Capita								\$1,026.37		
Unadjusted Development Charge Per Sq.M										\$13.85
AREA-SPECIFIC: LISTOWEL SOUTHEAST DRAINAGE AREA										
3.0 STORMWATER DRAINAGE AND CONTROL SERVICES	\$914.1	\$0.0	\$0.0	\$0.0	\$0.0	\$914.1	88%	\$806.9	12%	\$107.22
Unadjusted Development Charge Per Capita								\$591.47		
Unadjusted Development Charge Per Sq.M										\$8.45
TOTAL - ENGINEERED SERVICES	\$57,335.3	\$10,235.0	\$10,570.1	\$2,156.4	\$2,920.6	\$31,453.2	236%	\$23,405.79	64%	\$8,047.4
Unadjusted Development Charge Per Capita								\$2,351.24		
Unadjusted Development Charge Per Sq.M										\$32.19

B. ADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

Table 7 displays the unadjusted and adjusted development charges on a per-residential unit type basis and Tables 8 displays the calculated charge per-square metre of non-residential floor space basis. It is noted that the calculated DC rates represent the maximum permitted, fully calculated rates as per the *DCA*. Implementation of the rates is subject to Council consideration. As a note, the fully calculated rates illustrated include development-related studies. Further details on the cashflow analysis can be found in Appendices B and C.

Table 7 summarizes the results of the adjustment for the residential Municipality-wide development charges by service. Residential development charges are proposed to vary by dwelling type to reflect the various occupancy factors and resulting demand for services. As shown, the total adjusted charge after cashflow of \$10,518.81 per capita is translated into a charge by residential unit type based on average occupancy (persons per unit) factors. The calculated charges are \$32,609 per single or semi-detached unit, \$21,354 for row housing or other multiples, \$18,829 per apartment with 2 bedrooms or more, \$12,624 per apartment with 1 bedroom or less, and \$10,519 per special care unit. The total rate identified includes all three urban area charges.

Table 8 shows the results of the adjustment for non-residential development charges. The adjusted non-residential charge after cashflow is \$78.58 per square metre.

TABLE 7

MUNICIPALITY OF NORTH PERTH
DEVELOPMENT CHARGES - MUNICIPAL-WIDE AND AREA-SPECIFIC
RESIDENTIAL DEVELOPMENT CHARGES

Service	Residential						
	Unadjusted Charge Per Capita	Adjusted Charge After Cashflow Per Capita	Charge By Unit Type (1)				
			Single & Semi-Detached	Rows & Other Multiples	Apartments 2 Bedrooms +	Apartments Bachelor & 1	Special Care
Municipal-Wide Services							
Library Services	\$ 445.80	\$ 407.13	\$ 1,262	\$ 826	\$ 729	\$ 489	\$ 407
Parks And Recreation Services	\$ 3,712.31	\$ 3,595.04	\$ 11,145	\$ 7,298	\$ 6,435	\$ 4,314	\$ 3,595
Child Care Services	\$ 168.15	\$ 169.91	\$ 527	\$ 345	\$ 304	\$ 204	\$ 170
Development-Related Studies	\$ 64.81	\$ 65.77	\$ 204	\$ 134	\$ 118	\$ 79	\$ 66
Fire Protection Services	\$ 380.89	\$ 367.53	\$ 1,139	\$ 746	\$ 658	\$ 441	\$ 368
Police Services	\$ 111.80	\$ 112.20	\$ 348	\$ 228	\$ 201	\$ 135	\$ 112
Services Related to a Highway:							
<i>Public Works</i>	\$ 154.23	\$ 155.95	\$ 483	\$ 317	\$ 279	\$ 187	\$ 156
<i>Roads & Related</i>	\$ 2,249.64	\$ 2,410.60	\$ 7,473	\$ 4,894	\$ 4,315	\$ 2,893	\$ 2,411
Total Municipal-Wide Residential Unserviced Charge By Unit Type	\$ 7,287.63	\$ 7,284.13	\$ 22,581	\$ 14,788	\$ 13,039	\$ 8,742	\$ 7,285
Urban Area-Specific Services							
Stormwater Services (Listowel South East Drainage Area)	\$ 591.47	\$ 591.47	\$ 1,834	\$ 1,201	\$ 1,059	\$ 710	\$ 591
Water Services (Listowel, Atwood & Wallace Ward)	\$ 733.40	\$ 716.87	\$ 2,222	\$ 1,455	\$ 1,283	\$ 860	\$ 717
Wastewater Services (Listowel & Atwood)	\$ 1,026.37	\$ 1,926.34	\$ 5,972	\$ 3,910	\$ 3,448	\$ 2,312	\$ 1,926
Total Residential Charge By Unit Type (Fully Serviced)	\$ 9,638.87	\$ 10,518.81	\$ 32,609	\$ 21,354	\$ 18,829	\$ 12,624	\$ 10,519
(1) Based on Persons Per Unit of:			3.10	2.03	1.79	1.20	1.00

TABLE 8

**MUNICIPALITY OF NORTH PERTH
DEVELOPMENT CHARGES - MUNICIPAL-WIDE AND AREA-SPECIFIC
NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service	Non-residential	
	Unadjusted Charge (\$/sq.m)	Adjusted Charge After Cashflow (\$/sq.m)
Municipal-Wide Services		
Library Services	\$ -	\$ -
Parks And Recreation Services	\$ -	\$ -
Child Care Services	\$ -	\$ -
Development-Related Studies	\$ 0.93	\$ 0.96
Fire Protection Services	\$ 5.47	\$ 5.30
Police Services	\$ 1.61	\$ 1.63
Services Related to a Highway:		
<i>Public Works</i>	\$ 2.22	\$ 2.25
<i>Roads & Related</i>	\$ 32.32	\$ 34.88
Total Municipal-Wide Non-Residential Unserviced Charge	\$ 42.55	\$ 45.02
Urban Area-Specific Services		
Stormwater Services (Listowel South East Drainage Area)	\$ 8.45	\$ 8.45
Water Services (Listowel, Atwood & Wallace Ward)	\$ 9.89	\$ 9.75
Wastewater Services (Listowel & Atwood)	\$ 13.85	\$ 15.37
Total Non-residential Charge By Unit Type (Fully Serviced)	\$ 74.74	\$ 78.58

C. COMPARISON OF NEWLY CALCULATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE

Tables 9 and 10 present a comparison of the newly calculated development charges with calculated DCs and current charges in place. In 2019, at the direction of Council, non-residential rates for non-engineered services were reduced to zero. Additionally, the Municipality has not indexed development charges based on the non-residential building construction price index.

Table 9 shows that the calculated residential development charge for a single or semi-detached unit is \$9,122 (39%) per unit higher compared to the current charge of \$23,488.

As seen in Table 10, the calculated development charge rate for non-residential development is \$54.15 (222%) per square metre higher compared to the current charge of \$24.43.

TABLE 9

MUNICIPALITY OF NORTH PERTH
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge (2024 Calculated vs. Current)	
Municipal-Wide Services				
Library Services	\$ 1,043	\$ 1,262	\$ 219	21%
Parks And Recreation Services	\$ 5,965	\$ 11,145	\$ 5,180	87%
Child Care Services	\$ 30	\$ 527	\$ 497	1657%
Development-Related Studies	\$ 149	\$ 204	\$ 55	37%
Fire Protection Services	\$ 1,660	\$ 1,139	\$ (521)	-31%
Police Services	\$ 77	\$ 348	\$ 271	352%
Services Related to a Highway:				
<i>Public Works</i>	\$ 903	\$ 483	\$ (420)	-47%
<i>Roads & Related</i>	\$ 5,107	\$ 7,473	\$ 2,366	46%
Total Municipal-Wide Residential Unserviced Charge	\$14,934	\$22,581	\$7,647	51%
Urban Area-Specific Services				
Stormwater Services (Listowel South East Drainage Area)	\$ 1,856	\$ 1,834	\$ (22)	-1%
Water Services (Listowel, Atwood & Wallace Ward)	\$ 804	\$ 2,222	\$ 1,418	176%
Wastewater Services (Listowel & Atwood)	\$ 5,894	\$ 5,972	\$ 78	1%
Total Residential Charge By Unit Type (Fully Serviced)	\$23,488	\$ 32,609	\$ 9,121	39%

TABLE 10

MUNICIPALITY OF NORTH PERTH
 COMPARISON OF CURRENT AND CALCULATED
 NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Current		Calculated	
	Non-Residential Charge / Sq.m	Non-Residential Charge / Sq.m	Difference in Charge (2024 Calculated vs. Current)	
Municipal-Wide Services				
Library Services	\$ -	\$ -	\$ -	-
Parks And Recreation Services	\$ -	\$ -	\$ -	-
Child Care Services	\$ -	\$ -	\$ -	-
Development-Related Studies	\$ -	\$ 0.96	\$ 0.96	-
Fire Protection Services	\$ -	\$ 5.30	\$ 5.30	-
Police Services	\$ -	\$ 1.63	\$ 1.63	-
Services Related to a Highway:				
<i>Public Works</i>	\$ -	\$ 2.25	\$ 2.25	-
<i>Roads & Related</i>	\$ -	\$ 34.88	\$ 34.88	-
Total Municipal-Wide Non-Residential Unserviced Charge	\$ -	\$ 45.02	\$ 45.02	-
Urban Area-Specific Services				
Stormwater Services (Listowel South East Drainage Area)	\$8.07	\$8.45	\$0.38	5%
Water Services (Listowel, Atwood & Wallace Ward)	\$3.55	\$9.75	\$6.20	175%
Wastewater Services (Listowel & Atwood)	\$12.81	\$15.37	\$2.56	20%
Total Residential Charge By Unit Type (Fully Serviced)	\$24.43	\$78.58	\$54.15	222%

7. COST OF GROWTH ANALYSIS

This section summarizes the examination of the long-term capital and operating costs as well as the asset management-related annual provisions for the capital facilities and infrastructure to be included in the DC By-law(s). The examination is required as one of the provisions of the *DCA*. Additional details on the cost of growth analysis, including asset management analysis, are included in Appendix E.

A. ASSET MANAGEMENT PLAN

Table 11 summarizes the annual capital provisions required to replace the capital infrastructure proposed to be funded under the development charges by-law. This estimate is based on information obtained from the Municipality's 2019 Asset Management Plan to determine useful life assumptions and discussions with staff to determine the capital cost of acquiring and/or constructing each asset.

Table 11 illustrates that, by 2034, the Municipality will need to fund approximately an additional \$2.01 million per annum to properly fund the full life-cycle costs of the new municipal-wide assets supported under the DC by-law. Additionally, by 2047 the Municipality will need to fund about \$390,400 per annum for urban engineered assets under the DC by-law. The calculated annual funding provision should be considered within the context of the Municipality's projected growth; over the next ten and 23 years. The forecast projects an increase of approximately 2,459 dwellings over the next ten years and 5,138 serviced dwellings over the next 23 years.

About 2,270 net new employees occupying 158,170 square metres of non-residential building space are anticipated in the Municipality over the next ten years. Moreover, approximately 4,532 net new employees occupying 334,460 square metres of serviced non-residential building space are anticipated in the Municipality over the next 23 years. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the DC by-law.

TABLE 11

MUNICIPALITY OF NORTH PERTH
ANNUAL ASSET MANAGEMENT PROVISION BY 2034

Municipal-wide	2024-2033 Capital Program		Annual AMP Provision by 2034	
	DC-Eligible	Non DC-Eligible	DC-Related	Non DC-Related
Library Services	\$3,599,000	\$0	\$99,100	\$0
Fire Protection Services	\$4,127,500	\$0	\$291,000	\$0
Police Services	\$977,200	\$1,566,300	\$20,000	\$31,100
Parks And Recreation Services	\$27,834,500	\$3,725,000	\$859,900	\$154,900
Child Care Services	\$1,116,500	\$1,050,000	\$28,000	\$23,000
Development-Related Studies	\$704,000	\$60,000	\$0	\$0
Services Related To A Highway: Public Works	\$1,348,100	\$2,187,500	\$110,200	\$78,800
Services Related To A Highway: Roads & Related	\$19,663,100	\$27,790,400	\$600,000	\$955,000
Total	\$59,369,900	\$36,379,200	\$2,008,200	\$1,242,800

TABLE 12

MUNICIPALITY OF NORTH PERTH
ANNUAL ASSET MANAGEMENT PROVISION BY 2047

Engineered Urban Services	2024-2046 Capital Program		Annual AMP Provision by 2047	
	DC-Eligible	Non DC-Eligible	DC-Related	Non DC-Related
Water Services	\$12,897,400	\$2,920,600	\$193,300	\$43,700
Wastewater Services	\$19,798,100	\$20,805,100	\$197,100	\$208,900
Stormwater Drainage And Control Services	\$914,100	\$0	\$0	\$0
Total	\$33,609,600	\$23,725,700	\$390,400	\$252,600

B. LONG-TERM CAPITAL AND OPERATING COSTS

Table 13 summarizes the estimated increase in net operating costs that the Municipality will experience for additions associated with the planned capital program for tax supported services. The Municipality's annual net operating costs are estimated to increase by \$5.49 million by 2033.

TABLE 13

MUNICIPALITY OF NORTH PERTH
ESTIMATED NET OPERATING COST OF THE PROPOSED
DEVELOPMENT-RELATED CAPITAL PROGRAM
(in constant 2024 dollars)

Category	Cost Driver (in 2024 \$)			Additional Operating Costs at 2033	Source and Commentary
	\$	unit measure	Quantity		
Library Services				\$366,000	
New Library Space	\$61	per sq.ft. added	6,000	\$366,000	2021 FIR and 2024 Capital Program
Fire Services				\$235,406	
New Fire Space	\$34	per sq.ft. added	5,000	\$170,000	2021 FIR and 2024 Capital Program
New Vehicle Acquisitions	\$0.04	per \$1.00 of new infrastructure	\$1,545,000	\$65,406	2021 FIR and 2024 Capital Program
Police Services				\$2,620,000	
New Police Space	\$524	per sq.ft. added	5,000	\$2,620,000	2021 FIR and 2024 Capital Program
Parks and Recreation				\$426,982	
Indoor Recreation Space	\$9	per sq.ft. added	35,000	\$315,000	2021 FIR and 2024 Capital Program
Parkland Development	\$0.01	per \$1.00 of new infrastructure	\$13,025,000	\$110,648	2021 FIR and 2024 Capital Program
Equipment and Fleet	\$0.01	per \$1.00 of new infrastructure	\$157,000	\$1,334	2021 FIR and 2024 Capital Program
Child Care				\$614,462	
New Child Care Facility	\$158	per sq.ft. added	3,889	\$614,462	2021 FIR and 2024 Capital Program
Development-Related Studies				\$0	
No additional operating costs	\$0			\$0	
Public Works				\$21,403	
New Public Works Space	\$27	per sq.ft. added	7,000	\$189,000	2021 FIR and 2024 Capital Program
New Public Works Infrastructure	\$0.02	per \$1.00 of new infrastructure	\$875,000	\$21,403	2021 FIR and 2024 Capital Program
Roads and Related				\$1,020,485	
Development-Related Roads Infrastructure	\$415	per household	2,459	\$1,020,485	2021 FIR and 2024 Capital Program
TOTAL ESTIMATED OPERATING COSTS				\$5,493,739	

Appendix E also summarizes the components of the development related capital program that will require funding from non-development charge sources. As shown in Table 14, of the \$94.85 million net municipal cost of municipal-wide services, about \$32.73 million will need to be funded from non-development charge sources over the next ten years. This is entirely related to shares of projects related to facility and infrastructure replacement and for non-development-related shares of projects that provide benefit to the existing community. A further \$2.75 million relates to post-2033 shares of projects which may need to be interim financed.

As shown in Table 15, of the \$47.10 million net municipal cost of urban engineered services, about \$10.57 million will need to be funded from non-development charge sources over the next 23 years. This is entirely related to shares of projects related to facility and infrastructure replacement and for non-development-related shares of projects that provide benefit to the existing community. A further \$2.92 million relates to post-2046 shares of projects which may need to be interim financed.

Council is made aware of these estimates so that they understand the financial implications of the quantum and timing of the projects included in the development related capital forecast in this study.

TABLE 14

**MUNICIPALITY OF NORTH PERTH
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL AND ENGINEERED SERVICES
(in \$000)**

Services (2024-2033)	Development-Related Capital Program (2024-2033)				
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-2033 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)
1.0 LIBRARY SERVICES	\$3,599.0	\$0.0	\$715.6	\$0.0	\$2,883.4
2.0 FIRE PROTECTION SERVICES	\$4,127.5	\$0.0	\$798.3	\$0.0	\$3,329.2
3.0 POLICE SERVICES	\$2,543.4	\$0.0	\$0.0	\$1,566.3	\$977.2
4.0 PARKS AND RECREATION SERVICES	\$31,559.5	\$3,725.0	\$3,823.3	\$0.0	\$24,011.2
5.0 CHILD CARE SERVICES	\$2,166.6	\$1,050.0	\$28.9	\$0.0	\$1,087.6
6.0 DEVELOPMENT-RELATED STUDIES	\$764.0	\$60.0	\$137.5	\$0.0	\$566.5
7.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	\$3,535.6	\$2,187.5	\$0.0	\$0.0	\$1,348.1
8.0 SERVICES RELATED TO A HIGHWAY: ROADS & RELATED	\$46,553.5	\$25,709.2	\$0.0	\$1,181.3	\$19,663.1
TOTAL - GENERAL SERVICES (2024-2033)	\$94,849.1	\$32,731.7	\$5,503.6	\$2,747.5	\$53,866.3

TABLE 15

**MUNICIPALITY OF NORTH PERTH
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL AND ENGINEERED SERVICES
(in \$000)**

Engineered Urban Services (2024-2046)	Development-Related Capital Program (2024-2046)				
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-2046 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)
1.0 WATER SERVICES	\$15,818.0	\$0.0	\$170.0	\$2,920.6	\$12,727.4
2.0 WASTEWATER SERVICES	\$30,368.2	\$10,570.1	\$1,986.4	\$0.0	\$17,811.7
3.0 STORMWATER DRAINAGE AND CONTROL SERVICES	\$914.1	\$0.0	\$0.0	\$0.0	\$914.1
TOTAL - ENGINEERED URBAN SERVICES	\$47,100.3	\$10,570.1	\$2,156.4	\$2,920.6	\$31,453.2

C. THE PROGRAM IS DEEMED TO BE FINANCIALLY SUSTAINABLE

In summary, the asset management plan and long-term capital and operating analysis contained in Appendix E demonstrates that the Municipality can afford to invest and operate the identified general and engineered urban services infrastructure over the ten-year planning period.

Importantly, the Municipality's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

8. ADMINISTRATION AND COLLECTION

This section sets out the *DCA* requirements in respect of DC collection and administration.

A. DEVELOPMENT CHARGES ADMINISTRATION AND COLLECTION

The *DCA* requirements in respect of the collection of DCs, certification and remittance, as well as reserve fund management are outlined in this section.

i. Development Charges Amount Payable and Date of Payment

The total amount of a DC is the amount of the DC that would be determined under the by-law on the day of an application for site plan approval or the day of an application for rezoning or, if neither of these apply, the day of building permit issuance. Full details on determining the DCs payable in any particular case are provided in s.26 and s.26.2 of the *DCA*.

The default date of payment of a DC is the date of building permit issuance. However, under s.27 of the *DCA* the Municipality may enter into an agreement with a developer to alter the timing of payment.

For three specific types of development DCs must be paid according to the following plan:

- Six equal annual installments beginning at building occupancy (permit or actual occupancy) and for the following five anniversaries of that date for rental housing and institutional development.
- Twenty-one equal annual installments beginning at building occupancy (permit or actual occupancy) and for the following twenty anniversaries of that date for non-profit housing development.

For required installments, the Municipality may charge interest from the date the DC would have been payable to the date the instalment is paid. Interest may accrue on each installment until the final payment has been made. Any skipped or late payments can be added to the tax roll (including interest). Full details on the prescribed payment plans are provided in s.26.1 of the *DCA*. In accordance with s.26.3 the maximum interest rate a municipality can charge is prime plus 1%.

ii. Reserve Funds

Under the *DCA*, a municipality that has passed a development charge by-law must establish a separate reserve fund for each service to which the development charge relates and pay each development charge it collects into the respective reserve fund. While the *DCA* does permit municipalities to borrow from the reserve fund, the amount borrowed is to be repaid with interest at a rate not less than the prescribed minimum interest rate. Additionally, money in the reserve fund is to be spent only on development-related capital costs.

Annual financial statements are to be provided to Council and must include the following:

- Opening and closing balances and in-year transactions
- A description of service or category of service
- Details on credits paid by individual credit holders
- Amounts borrowed and purpose of borrowing
- Interest accrued on borrowing
- Amount and source of money used to repay borrowing
- Projects funded from DCs including amount and source of DC and non-DC funding

Statutory and non-statutory exemptions should be funded from non-DC sources.

iii. Recommendations

- As required under the *DCA*, the Municipality should codify any rules regarding application of the by-law and exemptions within the DC by-law proposed for adoption.
- It is recommended that Council adopt the development-related capital forecast included in this Background Study, subject to annual review through the Municipality's normal capital budget process.
- It is recommended that limited exemptions, other than those required in the *DCA*, be formally adopted in the by-laws.
- It is recommended that the Municipality include indexing provisions in the by-law so as to ensure that the DC rates incorporate inflationary increases over the by-law term.

B. CONSIDERATION FOR AREA-RATED SERVICES

In accordance with the DCA, Council must give consideration to the use of area rating, also known as area-specific development charges, as part of the DC Background Study. As part of the Municipality's 2024 DC update, the appropriateness of implementing area-specific development charges for the various Municipal services was examined.

The DCA permits the Municipality to designate, in its DC By-law, the areas where development charges shall be imposed. The charges may apply to all lands in the Municipality or to other designated development areas as specified in the DC By-law.

The following was considered with respect to area-specific development charges:

- Is the use of area-specific charges appropriate for some or all services?
- Are there any data limitations with calculating an area-specific development charge?

Area-specific development charges are typically considered when there is clear benefit to a particular area (including the population or population and employment), and have been implemented mostly in stand alone green field developments.

Area specific charges are currently imposed for Water, Wastewater and Stormwater services in the areas of Atwood, Wallace, and Listowel. The existing rate structure will be maintained: Stormwater Drainage and Control Services in the Listowel East Drainage Area, Water Services in Listowel, Atwood, and Wallace Ward, and Wastewater Services in Listowel and Atwood.

Additionally, area-specific development charges for the Northeast Master Plan lands are found under a separate study.

APPENDIX A

DEVELOPMENT FORECAST

DEVELOPMENT FORECAST

This appendix provides the details of the development forecast for the Municipality of North Perth's 2024 Development Charges Background Study. The first part of the appendix discusses the forecast method and key assumptions. The results of the forecasts are in the following eleven tables:

Table 1 Historical Population, Occupied Dwellings, and Employment Summary

Table 2 Historical Households by Type

Table 3 Historical Annual Completions by Type

Table 4 Historical Households by Period of Construction Showing Household Size

Table 5 Population, Household & Employment Forecast Summary

Table 6 Forecast of Household Growth by Unit Type

Table 7 Forecast of Population Growth in New Households by Unit Type

Table 8 Non-Residential Space Forecast

Table 9 Serviced Area Housing and Population Forecast

Table 10 Serviced Area Employment Forecast

Table 11 Serviced Area Forecast Summary

The forecasts were prepared by Hemson Consulting Ltd. in consultation with Municipal staff and are based on a range of statistical data including Statistics Canada Census and National Household Survey data, Canada Mortgage Housing Corporation (CMHC) housing market information, and the projections in the Perth County 2023 Official Plan Update - Comprehensive Review (adopted November 2, 2023).

It is important to note that Census population, which excludes undercoverage, is used for development charges studies whereas total population, which includes undercoverage, is used in official plans.

A. FORECAST APPROACH AND KEY ASSUMPTIONS

The Development Charges Act (DCA) requires the Municipality to estimate “the anticipated amount, type and location of development” for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough with regards to quantum, type, location and timing of development to allow the Municipality to prepare a reasonable development-related capital program.

The forecast is based on Census years and is translated into the time periods required for DC purposes, generally pro-rating the census periods to the DC time period. A ten-year planning period of 2024 to 2033 is used for the general services and Services Related to a Highway. A planning period of 2024 to 2046 is used for Water Services, Wastewater Services, and Stormwater Management Services.

“Place of Work Employment” figures in the forecasts record where people work rather than their place of residence. It includes all employment with a regular or no fixed place of work. However, work-at-home employment is excluded from the figures, for development charge purposes, as this type of employment does not require building floorspace for its activities.

B. HISTORICAL TRENDS

Table 1 indicates that the Municipality’s Census population increased from 12,403 in 2008 to 16,697 in 2023—an increase of 4,294 people. Total occupied households increased from 4,683 to 6,407 over the same period, an increase of 1,724.

Employment estimates used in the development charges study are based on Statistics Canada place of work employment. Place of work employment includes workers who reside in other municipalities but work in North Perth and excludes workers who live in North Perth but work in other municipalities. In 2023 there were 7,259 jobs in the Municipality. Place of work employment has grown by 533 jobs since 2008. The activity rate, which is the ratio between jobs and people, hovered around 50% for most of the past decade, but has fallen to 42% in 2023. This change is partially the result of the growth of work from home during and after the COVID-19 Pandemic.

Details on historical housing types are in Table 2. The overall market share of single and semi-detached units over fell from 80% in 2009 to 74% in 2023 as row housing becomes a more popular option. The market share of apartments grew from 14% to 16% from 2009 to 2023. With all unit types, the number of completions in any given year is variable, though

increasing. Similarly, Table 3, which presents annual completions by type, shows that from 2008 to 2022 singles and semis have made up about 59% of all completions with rows at 23% and apartments at 18%.

Table 4 provides details on historical occupancy patterns for permanently occupied dwelling units in the Municipality. The overall average occupancy level in the Municipality for single and semi-detached units is 2.85 persons per unit (PPU). Occupancy levels for recently constructed units, between 2011 and 2021, are higher than the overall average and are used in the development charges calculation since they better reflect the number of people that are likely to reside in new development. The average PPU of permanent single and semi-detached units built in the Municipality in the period 2011 to 2021 is 3.10. The average PPU for recently constructed row housing 2.03 and for apartment housing it is 1.70.

C. FORECAST METHOD AND RESULTS

This section describes the method used to establish the development forecast for the periods of 2024 to 2033 and 2024 to 2046. The forecast is based off 2051 targets contained in the Perth County 2023 Official Plan Update - Comprehensive Review.

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the census population growth and the population in new housing is required.

The census population growth determines the need for additional facilities and provides the foundation for the development-related capital program. When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupies new dwelling units. This population in new units represents the population from which development charges will be collected.

Development charges are levied on non-residential development as a charge per unit of gross floor area (GFA). The non-residential forecast includes both a projection of employment growth and a projection of the employment growth associated with new floorspace in the Municipality.

D. RESIDENTIAL DEVELOPMENT FORECAST

The residential development forecast is based on the forecasts and targets outlined in the Perth County Official Plan and the allocation of growth to the Municipality of North Perth. The 2051 population target for the Municipality is 31,300. Once adjusted for the Census

undercount of 3%, the target census population used in the forecast is 30,400. The undercount represents those who were missed or double-counted by the Census. It should be noted that in development charges studies, Census population exclusive of undercount is used to determine historical service levels and maximum allowable funding envelopes.

Development charges are levied and collected by the Municipality based on the number of building permits issued for new residential dwelling units. The housing forecast assumes housing growth for households occupied by usual residents in the Municipality will average roughly 246 units per year for the ten-year planning period. As shown in Table 5, over the same ten-year period, the Municipality census population will grow by 6,082 people to about 22,800 persons by 2033.

In addition to the Census population forecast, a forecast of “population in new units” that will result from the addition of new housing units has been made. Population growth in new units is estimated by applying the following PPU’s to the household forecast: 3.10 for single and semi-detached units; 2.03 for rows and other multiples; and 1.70 for apartments. The forecasted persons in newly constructed units are generally based upon the historical time series of population growth in housing in the last ten-year census period (2011-2021) as released in the 2021 Census. In total, the forecasted population in new dwelling units over the ten-year planning period is approximately 6,468 (see Tables 6 and 7).

E. NON-RESIDENTIAL DEVELOPMENT FORECAST

The non-residential forecast is based upon the 2051 employment target in the County’s Official Plan. After removing the work at home employment, the employment by place of work for 2051 is 12,836.

Non-residential development charges are calculated on a per square metre of gross floor area (GFA) basis. Therefore, as per the DCA, a forecast of non-residential building space has been developed. As with the residential forecast, a ten year development forecast, from mid-year 2024 to mid-year 2033, is used for General Services and Service Related to a Highway.

Average employment densities of 55 square metres per commercial/institutional employee and 115 square metres per industrial employee have been used to convert the employment forecast into building space estimates. This assumption is consistent with the Municipality’s previous Background Study. The GFA forecasts are provided in Table 8. The total GFA growth is forecast at 158,170 square metres over the ten-year period with an accompanying employment growth of 2,269.

F. AREA-SPECIFIC FORECAST

Water, wastewater, and stormwater charges are levied on an area-specific basis for the serviced areas of Atwood, Listowel, and the Wallace Ward. There is no growth anticipated in the Wallace Ward. As shown in Table 9, the serviced areas, Listowel and Atwood, are projected to see their population in new households grow by 12,842 between 2024 and 2046. Between 2024 and 2046, non-residential gross floor area will increase by 334,460 square metres in Listowel and Atwood (see Table 10). Table 11 summarizes the results of the area-specific forecast for each service area.

Table 11				
Area-Specific Forecast Growth for each Service Area (2024-2046)				
Service Area	Households	Population in new Units	Employment	Gross floor Area (m²)
Water Services (Listowel, Atwood, and Wallace Ward)	5,138	12,842	4,532	334,460
Wastewater Services (Listowel and Atwood)	5,138	12,842	4,532	334,460
Stormwater Services (Listowel, Southeast Drainage Area)	550	1,364	181	12,682

APPENDIX A - TABLE 1

MUNICIPALITY OF NORTH PERTH
HISTORICAL POPULATION, OCCUPIED DWELLINGS, & EMPLOYMENT SUMMARY

Mid-Year	Total Population	Growth	Census Population	Growth	Occupied Households	Growth	PPU	Employment by Place of Work	Growth	Activity Rate
2006	12,601	41	12,254	30	4,610	45	2.73	6,835	205	54.2%
2007	12,677	76	12,328	74	4,646	36	2.73	6,780	-55	53.5%
2008	12,754	77	12,403	75	4,683	37	2.72	6,726	-54	52.7%
2009	12,831	77	12,478	75	4,720	37	2.72	6,672	-54	52.0%
2010	12,909	78	12,554	76	4,757	37	2.71	6,618	-54	51.3%
2011	12,988	79	12,631	77	4,795	38	2.71	6,565	-53	50.5%
2012	13,089	101	12,729	98	4,855	60	2.70	6,612	47	50.5%
2013	13,191	102	12,828	99	4,915	60	2.68	6,659	47	50.5%
2014	13,294	103	12,928	100	4,976	61	2.67	6,706	47	50.4%
2015	13,398	104	13,029	101	5,038	62	2.66	6,754	48	50.4%
2016	13,502	104	13,130	101	5,100	62	2.65	6,801	47	50.4%
2017	13,965	463	13,580	450	5,260	160	2.65	6,814	13	48.8%
2018	14,444	479	14,045	465	5,425	165	2.66	6,827	13	47.3%
2019	14,939	495	14,526	481	5,595	170	2.67	6,840	13	45.8%
2020	15,451	512	15,024	498	5,770	175	2.68	6,853	13	44.4%
2021	15,980	529	15,538	514	5,950	180	2.69	6,865	12	43.0%
2022	16,578	598	16,107	569	6,173	223	2.69	7,059	194	42.6%
2023	17,198	620	16,697	590	6,407	234	2.68	7,259	200	42.2%
Growth 2009-2023		4,444		4,294		1,724			533	

Source: 2023 Official Plan Update - Comprehensive Review County of Perth - Appendix D-3 and E-1

APPENDIX A - TABLE 2

MUNICIPALITY OF NORTH PERTH
HISTORICAL HOUSEHOLDS BY TYPE

Year	Historical Households by Type					Households - Shares By Unit Type				
	Singles & Semis	Rows	Apts.	Other	Total	Singles & Semis	Rows	Apts.	Other	Total
2009	3,795	173	647	102	4,717	80%	4%	14%	2%	100%
2010	3,827	184	636	108	4,755	80%	4%	13%	2%	100%
2011	3,860	195	625	115	4,795	81%	4%	13%	2%	100%
2012	3,883	210	644	115	4,852	80%	4%	13%	2%	100%
2013	3,906	227	663	115	4,911	80%	5%	14%	2%	100%
2014	3,929	245	683	115	4,972	79%	5%	14%	2%	100%
2015	3,952	264	704	115	5,035	78%	5%	14%	2%	100%
2016	3,975	285	725	115	5,100	78%	6%	14%	2%	100%
2017	4,065	308	765	119	5,257	77%	6%	15%	2%	100%
2018	4,157	333	807	123	5,420	77%	6%	15%	2%	100%
2019	4,251	360	852	127	5,590	76%	6%	15%	2%	100%
2020	4,347	389	899	131	5,766	75%	7%	16%	2%	100%
2021	4,445	420	950	135	5,950	75%	7%	16%	2%	100%
2022	4,590	458	990	135	6,173	74%	7%	16%	2%	100%
2023	4,740	500	1,032	135	6,407	74%	8%	16%	2%	100%

Source: 2023 Official Plan Update - Comprehensive Review County of Perth - Appendix E-1

APPENDIX A - TABLE 3

MUNICIPALITY OF NORTH PERTH
HISTORICAL ANNUAL COMPLETIONS BY TYPE

Year	Annual Completions				Completion - Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2008	54	0	0	54	100%	0%	0%	100%
2009	24	0	0	24	100%	0%	0%	100%
2010	40	21	6	67	60%	31%	9%	100%
2011	16	0	0	16	100%	0%	0%	100%
2012	45	0	0	45	100%	0%	0%	100%
2013	47	8	0	55	85%	15%	0%	100%
2014	43	0	11	54	80%	0%	20%	100%
2015	27	44	4	75	36%	59%	5%	100%
2016	73	16	20	109	67%	15%	18%	100%
2017	92	53	20	165	56%	32%	12%	100%
2018	121	21	16	158	77%	13%	10%	100%
2019	146	81	128	355	41%	23%	36%	100%
2020	104	63	24	191	54%	33%	13%	100%
2021	102	60	0	162	63%	37%	0%	100%
2022	89	8	59	156	57%	5%	38%	100%
Growth 2009-2022	969	375	288	1,632	59%	23%	18%	100%
<i>10 Year Average</i>	<i>84</i>	<i>35</i>	<i>28</i>	<i>148</i>				
<i>5 Year Average</i>	<i>112</i>	<i>47</i>	<i>45</i>	<i>204</i>				

Source: CMHC Housing Market Information

APPENDIX A - TABLE 4

MUNICIPALITY OF NORTH PERTH
HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

Dwelling Unit Type	Period of Construction											Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	2016-2021	Pre 2011	2011-2021	Total
Singles and Semis														
Household Population	3,390	1,090	1,105	1,090	880	440	840	700	760	850	1,785	10,295	2,635	12,930
Households	1,165	440	435	430	330	155	260	250	225	265	585	3,690	850	4,540
Household Size	2.91	2.48	2.54	2.53	2.67	2.84	3.23	2.80	3.38	3.21	3.05	2.79	3.10	2.85
Rows														
Household Population	35	0	0	0	0	0	25	0	70	80	305	130	385	515
Households	15	0	0	10	0	0	15	10	50	45	145	100	190	290
Household Size	2.33	0.00	0.00	0.00	0.00	0.00	1.67	0.00	1.40	1.78	2.10	1.30	2.03	1.78
Apartments														
Household Population	260	130	150	300	220	0	65	80	70	110	290	1,275	400	1,675
Households	175	95	100	180	130	10	40	55	50	60	175	835	235	1,070
Household Size	1.49	1.37	1.50	1.67	1.69	0.00	1.63	1.45	1.40	1.83	1.66	1.53	1.70	1.57
All Units														
Household Population	3,685	1,220	1,255	1,390	1,100	440	930	780	900	1,040	2,380	11,700	3,420	15,120
Households	1,355	535	535	620	460	165	315	315	325	370	905	4,625	1,275	5,900
Household Size	2.72	2.28	2.35	2.24	2.39	2.67	2.95	2.48	2.77	2.81	2.63	2.53	2.68	2.56

Source: Statistics Canada, 2021 National Household Survey Special Run.

APPENDIX A - TABLE 5

MUNICIPALITY OF NORTH PERTH
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY

Mid-Year	Total Population	Total Pop'n Growth	Census Population	Census Pop'n Growth	Occupied Households	Total Household Growth	Household Size	Employment by POW	Employment by POW Growth	Activity Rate
2023	17,198	620	16,697	590	6,407	234	2.68	7,259	200	42.2%
2024	17,841	643	17,309	612	6,652	245	2.68	7,465	206	41.8%
2025	18,508	667	17,943	634	6,908	256	2.68	7,676	211	41.5%
2026	19,200	692	18,600	657	7,175	267	2.59	7,894	218	41.1%
2027	19,783	583	19,182	582	7,405	230	2.67	8,117	223	41.0%
2028	20,384	601	19,783	601	7,645	240	2.67	8,346	229	40.9%
2029	21,003	619	20,402	619	7,895	250	2.66	8,582	236	40.9%
2030	21,641	638	21,041	639	8,154	259	2.65	8,824	242	40.8%
2031	22,300	659	21,700	659	8,425	271	2.65	9,074	250	40.7%
2032	22,852	552	22,233	533	8,642	217	2.64	9,299	225	40.7%
2033	23,418	566	22,779	546	8,866	224	2.64	9,529	230	40.7%
2024-2033		6,220		6,082		2,459			2,270	

Source: 2023 Official Plan Update - Comprehensive Review County of Perth - Appendix D-3 and E-1

APPENDIX A - TABLE 6

MUNICIPALITY OF NORTH PERTH
FORECAST OF HOUSEHOLD GROWTH BY UNIT TYPE

Mid-Year	Annual Growth in Total Occupied Households				Shares By Unit Type			
	Singles & Semis	Rows & Other Multiples	Apartments	Total New Households	Singles & Semis	Rows & Other Multiples	Apartments	Total
2024	155	46	44	245	63%	19%	18%	100%
2025	160	50	46	256	63%	20%	18%	100%
2026	165	54	48	267	62%	20%	18%	100%
2027	147	51	32	230	64%	22%	14%	100%
2028	152	55	33	240	63%	23%	14%	100%
2029	156	60	34	250	62%	24%	14%	100%
2030	160	64	35	259	62%	25%	14%	100%
2031	165	70	36	271	61%	26%	13%	100%
2032	114	74	29	217	53%	34%	13%	100%
2033	116	79	29	224	52%	35%	13%	100%
2024-2033	1,490	603	366	2,459	61%	25%	15%	100%

Source: 2023 Official Plan Update - Comprehensive Review County of Perth - Appendix D-3 and E-1

APPENDIX A - TABLE 7

MUNICIPALITY OF NORTH PERTH
FORECAST POPULATION GROWTH IN NEW HOUSEHOLDS BY UNIT TYPE*

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total Population in New Households
2023	465	85	71	621
2024	481	93	75	649
2025	496	102	78	676
2026	512	110	82	704
2027	456	104	54	614
2028	471	112	56	639
2029	484	122	58	664
2030	496	130	60	686
2031	512	142	61	715
2032	353	150	49	552
2033	360	160	49	569
2024-2033	4,621	1,225	622	6,468

**Based on PPUs*

3.10

2.03

1.70

Source: Hemson Consulting Ltd.

APPENDIX A - TABLE 8

MUNICIPALITY OF NORTH PERTH
NON-RESIDENTIAL SPACE FORECAST

Average Sq.M. Per Commercial/Institutional Employee 55.0 m² per employee
 Average Sq.M. per Industrial Employee 115.0 m² per employee
 Average Sq.M. per Farm Employee - m² per employee

Mid-Year	Place of Work Employment				Annual Employment Growth				Annual Non-Residential GFA Growth (Sq. M.)			
	Commerical / Institutional	Industrial	Rural	Total	Commerical / Institutional	Industrial	Rural	Total	Commerical / Institutional	Industrial	Rural	Total
2023	3,930	3,001	328	7,259	126	62	11	200	6,939	7,170	0	14,110
2024	4,060	3,064	340	7,464	130	64	12	206	7,169	7,322	0	14,492
2025	4,195	3,129	352	7,676	135	65	12	212	7,407	7,478	0	14,885
2026	4,334	3,196	364	7,894	139	66	12	218	7,653	7,637	0	15,290
2027	4,473	3,264	379	8,117	139	69	14	223	7,665	7,911	0	15,577
2028	4,617	3,335	394	8,346	144	70	15	229	7,912	8,081	0	15,993
2029	4,766	3,407	409	8,581	148	72	16	236	8,166	8,255	0	16,422
2030	4,919	3,480	425	8,824	153	73	16	243	8,429	8,433	0	16,862
2031	5,077	3,555	442	9,074	158	75	17	250	8,700	8,615	0	17,315
2032	5,226	3,618	454	9,298	149	64	12	224	8,176	7,306	0	15,482
2033	5,379	3,683	466	9,528	153	65	12	230	8,416	7,436	0	15,852
2024-2033	1,449	682	138	2,269	1,449	682	138	2,269	79,695	78,475	0	158,170

Source: 2023 Official Plan Update - Comprehensive Review County of Perth - Appendix D-3

APPENDIX A - TABLE 9

MUNICIPALITY OF NORTH PERTH
SERVICED AREA HOUSING AND POPULATION FORECAST

Mid-Year	Annual Growth in Total Occupied Households				Population Growth in New Households			
	Singles & Semis	Rows & Other Multiples	Apartments	Total	Singles & Semis	Rows & Other Multiples	Apartments	Total
2023	147	42	42	231	456	85	71	612
2024	152	46	44	242	471	93	75	639
2025	157	50	46	253	487	102	78	667
2026	162	54	48	264	502	110	82	694
2027	144	51	32	227	446	104	54	604
2028	149	55	33	237	462	112	56	630
2029	153	60	34	247	474	122	58	654
2030	157	64	35	256	487	130	60	677
2031	161	70	36	267	499	142	61	702
2032	111	74	29	214	344	150	49	543
2033	113	79	29	221	350	160	49	559
2034	115	86	30	231	357	175	51	583
2035	117	92	31	240	363	187	53	603
2036	119	99	31	249	369	201	53	623
2037	78	88	36	202	242	179	61	482
2038	79	94	37	210	245	191	63	499
2039	80	100	38	218	248	203	65	516
2040	81	106	39	226	251	215	66	532
2041	82	112	40	234	254	227	68	549
2042	57	82	31	170	177	166	53	396
2043	57	86	31	174	177	175	53	405
2044	58	90	32	180	180	183	54	417
2045	58	94	33	185	180	191	56	427
2046	60	98	33	191	186	199	56	441
2024-2046	2,500	1,830	808	5,138	7,751	3,717	1,374	12,842

Source: 2023 Official Plan Update - Comprehensive Review County of Perth -

*Based on PPU's

3.10

2.03

1.70

Appendix E-2

APPENDIX A - TABLE 10

MUNICIPALITY OF NORTH PERTH
SERVICED AREA EMPLOYMENT FORECAST

Average Sq.M. Per Commercial/Institutional Employee 55.0 m² per employee
 Average Sq.M. per Industrial Employee 115.0 m² per employee
 Average Sq.M. per Farm Employee - m² per employee

Mid-Year	Annual Employment Growth				Annual Non-Residential GFA Growth (Sq. M.)			
	Commerical / Institutional	Industrial	Rural	Total	Commerical / Institutional	Industrial	Rural	Total
2023	122	62	0	184	6,710	7,130	0	13,840
2024	126	63	0	189	6,930	7,245	0	14,175
2025	130	64	0	194	7,150	7,360	0	14,510
2026	134	66	0	200	7,370	7,590	0	14,960
2027	137	68	0	205	7,535	7,820	0	15,355
2028	141	70	0	211	7,755	8,050	0	15,805
2029	145	71	0	216	7,975	8,165	0	16,140
2030	150	73	0	223	8,250	8,395	0	16,645
2031	155	74	0	229	8,525	8,510	0	17,035
2032	146	63	0	209	8,030	7,245	0	15,275
2033	150	64	0	214	8,250	7,360	0	15,610
2034	154	65	0	219	8,470	7,475	0	15,945
2035	159	66	0	225	8,745	7,590	0	16,335
2036	164	67	0	231	9,020	7,705	0	16,725
2037	125	59	0	184	6,875	6,785	0	13,660
2038	127	60	0	187	6,985	6,900	0	13,885
2039	130	61	0	191	7,150	7,015	0	14,165
2040	133	62	0	195	7,315	7,130	0	14,445
2041	136	63	0	199	7,480	7,245	0	14,725
2042	110	47	0	157	6,050	5,405	0	11,455
2043	112	48	0	160	6,160	5,520	0	11,680
2044	114	48	0	162	6,270	5,520	0	11,790
2045	116	49	0	165	6,380	5,635	0	12,015
2046	118	49	0	167	6,490	5,635	0	12,125
2024-2046	3,112	1,420	0	4,532	171,160	163,300	0	334,460

Source: 2023 Official Plan Update - Comprehensive Review County of Perth - Appendix E-3

APPENDIX B

TECHNICAL APPENDIX

APPENDIX B – TECHNICAL APPENDIX

The following appendix provides the detailed analysis to establish the development charge rates for each of the municipal-wide services in the Municipality of North Perth. The municipal-wide services that are part of the Development Charges study are:

- Appendix B.1 Library Services
- Appendix B.2 Fire Services
- Appendix B.3 Police Services
- Appendix B.4 Parks and Recreation
- Appendix B.5 Child Care Services
- Appendix B.6 Development-Related Studies
- Appendix B.7 Services Related to a Highway: Public Works
- Appendix B.8 Services Related to a Highway: Roads and Related

Every service, with the exception of development-related studies, contains a set of three tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the fifteen-year historical service level. The DCA and O. Reg. 82/98 require that development charges be set at a level no higher than the average service level provided in the municipality over the fifteen-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period is defined as 2009 to 2023.

O. Reg. 82/98 requires that when defining and determining historical service levels both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by

the Municipality in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by Municipal staff. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

Table 1 also shows the calculation of the maximum allowable development charge revenue that can be raised for each service. The “maximum allowable” development charge revenue is calculated by taking the fifteen-year historical service level (expressed as \$/capita or \$/population and employment) multiplied by the forecast increase in net population (or net population growth plus employment) over the ten-year planning period. The resulting figure is the value of capital infrastructure that would have to be acquired in order to maintain the average fifteen-year historical service level.

There is also a requirement in the DCA to consider “excess capacity” within the Municipality’s existing infrastructure that may be available to partially meet future servicing requirements. If Council has expressed its intent before or at the time the capacity was created to recoup the cost of providing the capacity from new development, it is considered “committed excess capacity” under the DCA, and the associated capital cost is eligible for recovery.

TABLE 2 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES

The DCA requires that Council express its intent to provide future capital facilities to support future growth. Based on the development forecasts presented in Appendix A, Hemson Consulting in collaboration with Municipal staff have established a development-related capital program that sets out the projects required to service anticipated growth for the ten-year period from 2024 to 2033.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants and “replacement” shares for all eligible services.

A replacement share occurs when a new facility will, at least in part, replace a facility that is demolished, redeployed or will otherwise not be available to serve its former function. The replacement share of the capital program is not deemed to be development-related and is therefore removed from the development charge calculation. The capital cost for replacement will require funding from non-development charge sources, typically property taxes or user fees.

The capital program less any replacement or benefit to existing shares yields the development-related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2024 to 2033. For some of the services, a portion of the capital program will service growth that will not occur until after 2033. This portion of the capital program is either deemed “pre-built” service capacity to be considered as committed excess capacity to be recovered under future development, or is a service level increase. These costs are identified under the Post 2033 column.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated in Table 1. The result is the discounted development-related net capital cost that is eligible for recovery against development over the period from 2024 to 2033.

The section below the capital program displays the calculation of the “unadjusted” development charge rates. The term “unadjusted” development charge is used to distinguish the charge that is calculated prior to cash flow financing considerations. The cash flow analysis is shown in Table 3. The first step when determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all services with the exception of Library, Parks & Recreation, and Child Care Services, the development-related costs are apportioned 74% residential and 26% non-residential. This apportionment is based on the anticipated shares of gross population and employment growth over the ten-year forecast period.

The development-related costs associated with the Library Services, Parks & Recreation, Child Care Services are allocated 100% to the residential sector since the need for these services is generally driven by residential development.

The residential development-related net capital costs are then divided by the forecast population growth in new units. This gives the unadjusted residential development charge per capita. The non-residential development-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

TABLE 3 CASH FLOW ANALYSIS

A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs, therefore, are accounted for in the calculation as allowed under the *DCA*. Based on the growth forecast, the analysis calculates the development charge rate that is required to finance the net development-related capital spending plan including provisions for any borrowing costs or interest earnings on the reserve funds. The cash flow analysis is designed so that the closing cash balance at the end of the planning period is as close to nil as possible.

In order to determine appropriate development charge rates reflecting borrowing and earnings necessary to support the net development-related funding requirement, assumptions are used for the long-term inflation rate and interest rate. An inflation rate of 2.0% is used for the funding requirements. An interest rate of 5.5% is used for borrowing on the funds and an interest rate of 3.5% is applied to positive balances.

Table 3 displays the results of the cash flow analysis and provides the adjusted or final per capita residential and per square metre (of GFA) non-residential development charges where applicable.

APPENDIX B.1

LIBRARY SERVICES

APPENDIX B.1 LIBRARY SERVICES

The North Perth Library has three branches, in Listowel, Atwood and Monkton. It is responsible for distributing collection materials such as books, electronic resources, CDs, eBooks, and periodicals. The benefits of Library Services are deemed Municipal-wide for the purposes of calculating the development charge.

TABLE 1 2009-2023 HISTORICAL SERVICE LEVELS

The Library operates three branches: Atwood, Listowel, and Monkton. These branches total about 12,200 square feet and are valued at \$6.23 million, and sit on 0.61 hectares of land valued at \$488,000. Each of the three branches holds a wide array of collection materials such as reference volumes, electronic resources, periodicals, ebooks, furnishings and equipment valued at approximately \$1.80 million.

The current replacement value of the Library Services inventory totals \$8.52 million, which provides the Municipality with a fifteen-year historical average service level of \$591.85 per capita.

The calculated maximum allowable DC funding envelope over the 2024 to 2033 planning period is \$3.56 million ($\$591.85 \text{ per capita} \times 6,082 \text{ net population growth}$).

TABLE 2 2024–2033 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Library Services capital program totals \$3.60 million. The capital program includes a provision for new library space in Listowel at 6,000 square feet in 2031. As a result of the new space, additional furniture and equipment would be required and estimated at approximately \$99,000. Finally, additional collection materials at all branches amounting to \$150,000 over the 10-year period is identified.

No grants or subsidies are identified for the Library Services capital program. Also, there is no benefit to existing share as the new library space (and associated furniture and equipment) are related to the expanding the municipal servicing capacity and all collection materials will be net new. Reserve fund balances amounting to approximately \$715,600 have been applied to the projects occurring first in the program. The resulting

DC eligible cost for the 2024-2033 period amounts to approximately \$2.88 million. No post-period benefit shares have been identified.

The ten-year development-related net capital cost is allocated 100% to residential development, resulting in an unadjusted residential charge of \$445.80 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge decreases to \$407.13 per capita due to the timing of the capital program and development charges revenues. The following table summarizes the calculation of the Library Services development charge.

LIBRARY SERVICES SUMMARY						
15-year Hist. Service Level per capita	2024 - 2033		Unadjusted		Adjusted	
	Development-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
\$591.85	\$3,599,000	\$2,883,427	\$445.80	\$0.00	\$407.13	\$0.00

APPENDIX B.1
TABLE 1

MUNICIPALITY OF NORTH PERTH
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

BUILDINGS Branch Name	# of Square Feet															UNIT COST (\$/sq.ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Listowel Main Library	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	\$500
Atwood Branch Library	973	973	973	973	973	973	973	973	973	973	973	973	973	973	973	\$540
Monkton Branch Library	1,154	1,154	1,154	1,154	1,154	1,154	1,154	1,154	1,154	1,154	1,154	1,154	2,230	2,230	2,230	\$540
Total (sq.ft.)	11,127	11,127	11,127	11,127	11,127	11,127	11,127	11,127	11,127	11,127	11,127	11,127	12,203	12,203	12,203	
Total (\$000)	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 6,229.6	\$ 6,229.6	\$ 6,229.6	

LAND Branch Name	# of Hectares															UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Listowel Main Library	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$800,000
Atwood Branch Library	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$800,000
Monkton Branch Library	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$800,000
Total (ha)	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	
Total (\$000)	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	

MATERIALS Type of Collection	# of Collection Materials															UNIT COST (\$/item)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Reference Volumes Held	221	221	184	195	139	144	93	89	92	95	95	95	95	62	62	\$60
Electronic Resources - Databases	27	27	13	13	18	17	17	9	10	11	8	9	8	2	8	\$800
Circulating Volumes - Held	48,525	48,525	59,414	53,825	51,132	50,164	48,925	42,020	42,356	42,692	40,817	39,108	40,875	39,848	38,869	\$30
CDs, Audiobooks, Video Tapes, DVDs	8,182	6,916	7,284	6,654	6,968	4,217	4,526	6,005	5,938	5,871	6,005	6,205	6,070	6,027	5,578	\$37
Periodicals - Titles Held	99	99	89	74	69	68	71	53	62	71	51	50	43	69	54	\$40
eBooks (Download Library Consortium)	-	-	-	-	151	198	249	400	725	875	1,025	1,175	1,325	1,475	1,625	\$112
Non-traditional collections	-	-	-	-	-	-	-	-	-	-	-	58	66	261	333	\$100
Furnishings & Equipment	\$ 184,000	\$ 184,000	\$ 184,000	\$ 184,000	\$ 184,000	\$ 184,000	\$ 184,000	\$ 184,000	\$ 184,000	\$ 184,000	\$ 184,000	\$ 184,000	\$ 201,000	\$ 201,000	\$ 201,000	\$17
Total (#)	57,054	55,788	66,984	60,761	58,477	54,808	53,881	48,576	49,183	49,615	48,001	46,700	48,482	47,744	46,529	
Total (\$000)	\$ 1,981.3	\$ 1,934.5	\$ 2,260.9	\$ 2,070.0	\$ 2,018.2	\$ 1,892.1	\$ 1,869.1	\$ 1,726.2	\$ 1,771.6	\$ 1,797.3	\$ 1,759.6	\$ 1,739.1	\$ 1,820.7	\$ 1,818.8	\$ 1,801.0	

**APPENDIX B.1
TABLE 1**

**MUNICIPALITY OF NORTH PERTH
CALCULATION OF SERVICE LEVELS
LIBRARY SERVICES**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	12,478	12,554	12,631	12,729	12,828	12,928	13,029	13,130	13,580	14,045	14,526	15,024	15,538	16,107	16,697

INVENTORY SUMMARY (\$000)

Buildings	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 5,648.6	\$ 6,229.6	\$ 6,229.6	\$ 6,229.6
Land	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0	\$ 488.0
Materials	\$ 1,981.3	\$ 1,934.5	\$ 2,260.9	\$ 2,070.0	\$ 2,018.2	\$ 1,892.1	\$ 1,869.1	\$ 1,726.2	\$ 1,771.6	\$ 1,797.3	\$ 1,759.6	\$ 1,739.1	\$ 1,820.7	\$ 1,818.8	\$ 1,801.0
Total (\$000)	\$ 8,117.9	\$ 8,071.0	\$ 8,397.5	\$ 8,206.6	\$ 8,154.8	\$ 8,028.7	\$ 8,005.7	\$ 7,862.8	\$ 7,908.2	\$ 7,933.9	\$ 7,896.2	\$ 7,875.7	\$ 8,538.3	\$ 8,536.4	\$ 8,518.7

SERVICE LEVEL (\$/capita)

																Average Service Level
Buildings	\$ 452.68	\$ 449.94	\$ 447.20	\$ 443.76	\$ 440.33	\$ 436.93	\$ 433.54	\$ 430.20	\$ 415.95	\$ 402.18	\$ 388.86	\$ 375.97	\$ 400.93	\$ 386.76	\$ 373.10	\$ 418.56
Land	\$ 39.11	\$ 38.87	\$ 38.64	\$ 38.34	\$ 38.04	\$ 37.75	\$ 37.45	\$ 37.17	\$ 35.94	\$ 34.75	\$ 33.59	\$ 32.48	\$ 31.41	\$ 30.30	\$ 29.23	\$ 35.54
Materials	\$ 158.78	\$ 154.09	\$ 179.00	\$ 162.62	\$ 157.33	\$ 146.36	\$ 143.46	\$ 131.47	\$ 130.46	\$ 127.97	\$ 121.14	\$ 115.76	\$ 117.17	\$ 112.92	\$ 107.87	\$ 137.76
Total (\$/capita)	\$ 650.58	\$ 642.91	\$ 664.83	\$ 644.72	\$ 635.70	\$ 621.03	\$ 614.45	\$ 598.84	\$ 582.34	\$ 564.89	\$ 543.59	\$ 524.21	\$ 549.51	\$ 529.98	\$ 510.19	\$ 591.85

**MUNICIPALITY OF NORTH PERTH
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY SERVICES**

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$ 591.85
Net Population Growth 2024 - 2033	6,082
Maximum Allowable Funding Envelope	\$ 3,599,632

APPENDIX B.1
TABLE 2

MUNICIPALITY OF NORTH PERTH
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2033
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	
1.0 LIBRARY SERVICES										
1.1 Buildings, Land and Equipment										
1.1.1 Listowel New Library (6,000 sq ft)	2031	\$ 3,350,000	\$ -	\$ 3,350,000	0%	\$ -	\$ 3,350,000	\$ 595,573	\$ 2,754,427	\$ -
1.1.2 Provision for Furniture and Equipment	2031	\$ 99,000	\$ -	\$ 99,000	0%	\$ -	\$ 99,000	\$ -	\$ 99,000	\$ -
Subtotal Buildings, Land and Equipment		\$ 3,449,000	\$ -	\$ 3,449,000		\$ -	\$ 3,449,000	\$ 595,573	\$ 2,853,427	\$ -
1.2 Materials and Equipment										
1.2.1 Additional Collections Materials	Various	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 150,000	\$ 120,000	\$ 30,000	\$ -
Subtotal Materials and Equipment		\$ 150,000	\$ -	\$ 150,000		\$ -	\$ 150,000	\$ 120,000	\$ 30,000	\$ -
TOTAL LIBRARY SERVICES		\$ 3,599,000	\$ -	\$ 3,599,000		\$ -	\$ 3,599,000	\$ 715,573	\$ 2,883,427	\$ -

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	100%	\$2,883,427
10-Year Growth in Population in New Units		6,468
Unadjusted Development Charge Per Capita		\$445.80
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		158,170
Unadjusted Development Charge Per Square Metre		\$0.00

2024 - 2033 Net Funding Envelope	\$3,599,632
Reserve Fund Balance	
Balance as at December 31, 2023	\$715,573

**APPENDIX B.1
TABLE 3**

**MUNICIPALITY OF NORTH PERTH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LIBRARY SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

LIBRARY SERVICES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE	\$ 715.6	\$ 994.4	\$ 1,299.7	\$ 1,633.5	\$ 1,945.3	\$ 2,284.6	\$ 2,652.9	\$ 3,050.4	\$ (478.2)	\$ (252.2)	
2024 - 2033 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Services: Non Inflated	\$ 3.0	\$ 3.0	\$ 3.0	\$ 3.0	\$ 3.0	\$ 3.0	\$ 3.0	\$ 2,856.4	\$ 3.0	\$ 3.0	\$ 2,883.4
- Library Services: Inflated	\$ 3.0	\$ 3.1	\$ 3.1	\$ 3.2	\$ 3.2	\$ 3.3	\$ 3.4	\$ 3,281.1	\$ 3.5	\$ 3.6	\$ 3,310.5
- Prior Growth	\$ 12.0	\$ 12.0	\$ 12.0	\$ 12.0	\$ 12.0	\$ 12.0	\$ 12.0	\$ 607.6	\$ 12.0	\$ 12.0	\$ 715.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	649	676	704	614	639	664	686	715	552	569	6,468
REVENUE											
- DC Receipts: Inflated	\$ 264.2	\$ 280.7	\$ 298.2	\$ 265.3	\$ 281.6	\$ 298.5	\$ 314.5	\$ 334.4	\$ 263.3	\$ 276.9	\$ 2,877.6
INTEREST											
- Interest on Opening Balance	\$ 25.0	\$ 34.8	\$ 45.5	\$ 57.2	\$ 68.1	\$ 80.0	\$ 92.9	\$ 106.8	\$ (26.3)	\$ (13.9)	\$ 470.0
- Interest on In-year Transactions	\$ 4.6	\$ 4.9	\$ 5.2	\$ 4.6	\$ 4.9	\$ 5.2	\$ 5.4	\$ (81.0)	\$ 4.5	\$ 4.8	\$ (37.0)
TOTAL REVENUE	\$ 293.8	\$ 320.4	\$ 348.9	\$ 327.0	\$ 354.6	\$ 383.6	\$ 412.8	\$ 360.1	\$ 241.6	\$ 267.8	\$ 3,310.5
CLOSING CASH BALANCE	\$ 994.4	\$ 1,299.7	\$ 1,633.5	\$ 1,945.3	\$ 2,284.6	\$ 2,652.9	\$ 3,050.4	\$ (478.2)	\$ (252.2)	\$ 0.0	

2024 Adjusted Charge Per Capita	\$407.13
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2024	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.2

FIRE PROTECTION SERVICES

APPENDIX B.2 FIRE PROTECTION SERVICES

The North Perth Fire Department is responsible for education, fire prevention, rescue operations, fire suppression, and basic life support services. The fire department is made up of mostly volunteers, and operates out of four stations. Development charges for Fire Protection Services is calculated on a benefiting period of 2024-2033. The benefits of Fire Protection Services are deemed Municipal-wide for the purposes of calculating the development charge.

TABLE 1 2009-2023 HISTORICAL SERVICE LEVELS

The Fire Department operates four stations: Atwood, Listowel, Monkton, and Elma-Logan. These stations total 27,800 square feet and are valued at \$13.91 million, and sit on 1.27 hectares of land valued at \$1.02 million. The Fire Department has 12 vehicles such as pumpers and pickups, and these have a replacement cost of \$7.77 million. In addition, equipment and gear add another \$2.11 million to the inventory.

The current replacement value of all Fire Protection Services capital infrastructure is \$24.81 million, which provides the Municipality with a fifteen-year historical average service level of \$1,102.89 per population and employment.

The calculated maximum allowable recoverable through development charges over the 2024 to 2033 planning period is \$9.21 million (\$1,102.89 per population and employment x 8,352 population and employment growth).

TABLE 2 2024–2033 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Fire Protection Services capital program totals \$4.13 million and is mostly attributed to the construction of new 5,000 square feet of new space at \$2.58 million (furnishings included) which is expected in 2029. It is expected that the specific location of the station will be detailed and outlined following the completion of the Fire Master Plan in 2026. The Department will also require three new vehicles for a total cost of \$1.40 million. Lastly, the addition of new equipment and gear to accommodate the growing service will cost \$150,000 over the ten-year period.

No grants, subsidies or other contributions are identified for this service’s capital program. There is no benefit to existing share as each capital item is net new and growth-related. The resulting DC eligible cost is \$4.13 million. Reserve fund balances amounting to approximately \$798,000 have been applied to the projects occurring first in the program. No cost has been attributed to development occurring beyond 2033. The net capital costs eligible for recovery in 2024-2033 total \$3.33 million.

The ten-year development-related net capital cost is allocated 74% against residential development, and 26% against non-residential development. The allocation between residential and non-residential development is based on shares of 10-year growth in population and employment growth. The resulting unadjusted development charge is \$380.89 per capita and \$5.47 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge decreases to \$367.53 per capita and the non-residential rate decreases to \$5.30 per square metre due to the timing of the capital program and development charges revenues. The following table summarizes the calculation of the Fire Services development charge.

15-year Hist. Service Level per pop & emp	FIRE PROTECTION SERVICES SUMMARY				Adjusted	
	2024 - 2033		Unadjusted		Development Charge	
	Development-Related Capital Program		Development Charge		\$/capita	\$/sq.m
\$1,102.89	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
	\$4,127,500	\$3,329,221	\$380.89	\$5.47	\$367.53	\$5.30

APPENDIX B.3
TABLE 1

MUNICIPALITY OF NORTH PERTH
INVENTORY OF CAPITAL ASSETS
POLICE SERVICES

BUILDINGS Station Name	# of Square Feet															2024 UNIT COST (\$/sq. ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
North Perth Detachment	4,313	4,313	4,313	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	\$500
Total (sq.ft.)	4,313	4,313	4,313	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	
Total (\$000)	\$2,156.5	\$2,156.5	\$2,156.5	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	

APPENDIX B.3
TABLE 1

MUNICIPALITY OF NORTH PERTH
CALCULATION OF SERVICE LEVELS
POLICE SERVICES

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	12,478	12,554	12,631	12,729	12,828	12,928	13,029	13,130	13,580	14,045	14,526	15,024	15,538	16,107	16,697
Historical Employment	6,672	6,618	6,565	6,612	6,659	6,706	6,754	6,801	6,814	6,827	6,840	6,853	6,865	7,059	7,259
Total Historical Population & Employment	19,150	19,172	19,196	19,341	19,487	19,634	19,783	19,931	20,394	20,872	21,366	21,877	22,403	23,166	23,956

INVENTORY SUMMARY (\$000)

Buildings	\$2,156.5	\$2,156.5	\$2,156.5	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0
Committed Excess Capacity (Reserve Adj.)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$23.4)	(\$23.4)	(\$23.4)	(\$23.4)	(\$23.4)
Total (\$000)	\$2,156.5	\$2,156.5	\$2,156.5	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,480.0	\$2,456.6	\$2,456.6	\$2,456.6	\$2,456.6	\$2,456.6

SERVICE LEVEL (\$/pop. and emp.)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average Service Level
Buildings	\$ 112.61	\$ 112.48	\$ 112.34	\$ 128.23	\$ 127.26	\$ 126.31	\$ 125.36	\$ 124.43	\$ 121.60	\$ 118.82	\$ 116.07	\$ 113.36	\$ 110.70	\$ 107.05	\$ 103.52	\$ 117.34
Committed Excess Capacity (Reserve Adj.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1.10)	\$ (1.07)	\$ (1.05)	\$ (1.01)	\$ (0.98)	\$ (0.35)
Total (\$/pop and emp)	\$ 112.61	\$ 112.48	\$ 112.34	\$ 128.23	\$ 127.26	\$ 126.31	\$ 125.36	\$ 124.43	\$ 121.60	\$ 118.82	\$ 114.98	\$ 112.29	\$ 109.65	\$ 106.04	\$ 102.54	\$ 117.00

MUNICIPALITY OF NORTH PERTH
CALCULATION OF MAXIMUM ALLOWABLE
POLICE SERVICES

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$117.00
Net Population & Employment Growth 2024 - 2033	8,352
Maximum Allowable Funding Envelope	\$977,184

APPENDIX B.3
TABLE 2

MUNICIPALITY OF NORTH PERTH
DEVELOPMENT-RELATED CAPITAL PROGRAM
POLICE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	Post 2033
3.0 POLICE SERVICES										
3.1 Recovery of Negative Reserve Fund Balance										
3.1.1 Recovery of Negative Reserve Fund Balance	2024	\$ 23,436	\$ -	\$ 23,436	0%	\$ -	\$ 23,436	\$ -	\$ 23,436	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 23,436	\$ -	\$ 23,436		\$ -	\$ 23,436	\$ -	\$ 23,436	\$ -
3.2 New Police Detachment										
3.2.1 Equipment for New Officer	2024	\$ 10,000	\$ -	\$ 10,000	0%	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
3.2.2 Equipment for New Officer	2029	\$ 10,000	\$ -	\$ 10,000	0%	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
3.2.3 Provision for New Space (5,000 sq ft)	Various	\$ 2,500,000	\$ -	\$ 2,500,000	0%	\$ -	\$ 2,500,000	\$ -	\$ 933,748	\$ 1,566,252
Subtotal New Police Detachment		\$ 2,520,000	\$ -	\$ 2,520,000		\$ -	\$ 2,520,000	\$ -	\$ 953,748	\$ 1,566,252
TOTAL POLICE SERVICES		\$ 2,543,436	\$ -	\$ 2,543,436		\$ -	\$ 2,543,436	\$ -	\$ 977,184	\$ 1,566,252

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	74%	\$723,116
10-Year Growth in Population in New Units		6,468
Unadjusted Development Charge Per Capita		\$111.80
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	26%	\$254,068
10-Year Growth in Square Metres		158,170
Unadjusted Development Charge Per Square Metre		\$1.61

2024 - 2033 Net Funding Envelope	\$977,184
Reserve Fund Balance	
Balance as at December 31, 2023	(\$23,436)

APPENDIX B.3

TABLE 3

MUNICIPALITY OF NORTH PERTH
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
 POLICE SERVICES
 RESIDENTIAL DEVELOPMENT CHARGE
 (in \$000)

POLICE SERVICES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE	\$ (17.3)	\$ (22.1)	\$ (16.3)	\$ (6.7)	\$ (7.3)	\$ (4.8)	\$ (7.3)	1.3	14.4	6.4	
2024 - 2033 RESIDENTIAL FUNDING REQUIREMENTS											
- Police Services: Non Inflated	\$ 76.5	\$ 69.1	\$ 69.1	\$ 69.1	\$ 69.1	\$ 76.5	\$ 69.1	\$ 69.1	\$ 69.1	\$ 69.1	\$ 705.8
- Police Services: Inflated	\$ 76.5	\$ 70.5	\$ 71.9	\$ 73.3	\$ 74.8	\$ 84.5	\$ 77.8	\$ 79.4	\$ 81.0	\$ 82.6	\$ 772.2
- Prior Growth	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	649	676	704	614	639	664	686	715	552	569	6,468
REVENUE											
- DC Receipts: Inflated	\$ 72.8	\$ 77.4	\$ 82.2	\$ 73.1	\$ 77.6	\$ 82.3	\$ 86.7	\$ 92.2	\$ 72.6	\$ 76.3	\$ 793.2
INTEREST											
- Interest on Opening Balance	\$ (1.0)	\$ (1.2)	\$ (0.9)	\$ (0.4)	\$ (0.4)	\$ (0.3)	\$ (0.4)	0.0	0.5	0.2	\$ (3.7)
- Interest on In-year Transactions	\$ (0.1)	\$ 0.1	\$ 0.2	\$ (0.0)	\$ 0.0	\$ (0.1)	\$ 0.2	\$ 0.2	\$ (0.2)	\$ (0.2)	\$ 0.2
TOTAL REVENUE	\$ 71.7	\$ 76.3	\$ 81.5	\$ 72.7	\$ 77.2	\$ 82.0	\$ 86.5	\$ 92.5	\$ 72.9	\$ 76.3	\$ 789.6
CLOSING CASH BALANCE	\$ (22.1)	\$ (16.3)	\$ (6.7)	\$ (7.3)	\$ (4.8)	\$ (7.3)	1.3	14.4	6.4	0.1	

2024 Adjusted Charge Per Capita	\$112.20
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Allocation of Capital Program	
Residential Sector	74.0%
Non-Residential Sector	26.0%
Rates for 2024	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3

TABLE 3

MUNICIPALITY OF NORTH PERTH
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
 POLICE SERVICES
 NON-RESIDENTIAL DEVELOPMENT CHARGE
 (in \$000)

POLICE SERVICES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE	\$ (6.1)	\$ (9.8)	\$ (10.4)	\$ (10.3)	\$ (9.7)	\$ (8.3)	\$ (8.8)	\$ (5.6)	\$ (1.3)	\$ (0.2)	
2024 - 2033 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Police Services: Non Inflated	\$ 26.9	\$ 24.3	\$ 24.3	\$ 24.3	\$ 24.3	\$ 26.9	\$ 24.3	\$ 24.3	\$ 24.3	\$ 24.3	\$ 248.0
- Police Services: Inflated	\$ 26.9	\$ 24.8	\$ 25.3	\$ 25.8	\$ 26.3	\$ 29.7	\$ 27.3	\$ 27.9	\$ 28.4	\$ 29.0	\$ 271.3
- Prior Growth	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	14,492	14,885	15,290	15,577	15,993	16,422	16,862	17,315	15,482	15,852	158,170
REVENUE											
- DC Receipts: Inflated	\$ 23.6	\$ 24.7	\$ 25.9	\$ 26.9	\$ 28.2	\$ 29.6	\$ 31.0	\$ 32.4	\$ 29.6	\$ 30.9	\$ 282.8
INTEREST											
- Interest on Opening Balance	\$ (0.3)	\$ (0.5)	\$ (0.6)	\$ (0.6)	\$ (0.5)	\$ (0.5)	\$ (0.5)	\$ (0.3)	\$ (0.1)	\$ (0.0)	\$ (3.9)
- Interest on In-year Transactions	\$ (0.1)	\$ (0.0)	\$ 0.0	\$ 0.0	\$ 0.0	\$ (0.0)	\$ 0.1	\$ 0.1	\$ 0.0	\$ 0.0	\$ 0.2
TOTAL REVENUE	\$ 23.2	\$ 24.2	\$ 25.3	\$ 26.4	\$ 27.7	\$ 29.1	\$ 30.6	\$ 32.2	\$ 29.5	\$ 30.9	\$ 279.1
CLOSING CASH BALANCE	\$ (9.8)	\$ (10.4)	\$ (10.3)	\$ (9.7)	\$ (8.3)	\$ (8.8)	\$ (5.6)	\$ (1.3)	\$ (0.2)	\$ 1.7	

2024 Adjusted Charge Per Square Metre	\$1.63
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Allocation of Capital Program	
Residential Sector	74.0%
Non-Residential Sector	26.0%
Rates for 2024	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3

POLICE SERVICES

APPENDIX B.3 POLICE SERVICES

Policing for the Municipality of North Perth is provided by the Ontario Provincial Police. The North Perth detachment headquarters office is found on Wallace Avenue in Listowel. Development charges for Police Services is calculated on a ten-year benefitting period from 2024 to 2033. The benefits of Police Services are deemed Municipal-wide for the purposes of calculating the development charge.

TABLE 1 2009-2023 HISTORICAL SERVICE LEVELS

The fifteen-year historical inventory of capital assets for the Police Department includes the 4,960 square foot police station valued at \$2.48 million. This provides a fifteen-year average historical service level of \$117.00 per population and employment net of committed excess capacity. This average historical service level multiplied by the 10-year forecast growth in population and employment, results in a maximum allowable funding envelope of \$977,200 (\$117.00 per population and employment x 8,352 population and employment growth).

TABLE 2 2024–2033 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Police Services capital program totals \$2.54 million and consists of the recovery of a negative reserve fund balance totalling \$23,000 and new equipment costing \$20,000. The capital program also includes a provision for new space at 5,000 square feet at a cost of \$2.50 million. No grants or benefit to existing shares are identified for this project. Of the total gross program, about \$977,200 will be eligible for DC recovery between 2024 and 2033. The remaining share of costs are growth-related but due to service level restrictions, \$1.57 million will be considered for recovery in the next DC by-law subject to service level considerations.

The total development-related cost is allocated 74% against new residential development and 26% against non-residential development. This yields an unadjusted development charge of \$111.80 per capita and \$1.61 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge increases to \$112.20 per capita and the non-residential charge increases to \$1.63 per square metre.

The following table summarizes the calculation of the Police Services development charge.

POLICE SERVICES SUMMARY						
15-year Hist. Service Level per pop & emp	2024 - 2033		Unadjusted		Adjusted	
	Development-Related Total	Capital Program Net DC Recoverable	Development Charge		Development Charge	
			\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$117.00	\$2,543,436	\$977,184	\$111.80	\$1.61	\$112.20	\$1.63

APPENDIX B.4

PARKS AND RECREATION

APPENDIX B.4 PARKS AND RECREATION

Parks and Recreation services in North Perth include Indoor and Outdoor Recreation Services. Indoor Recreation services in North Perth are delivered primarily through arenas, recreation centres and community centres. Outdoor Recreation in North Perth is delivered through various parks, amenities, and trails. The benefits of Parks and Recreation are deemed Municipal-wide for the purposes of calculating the development charge.

TABLE 1 2009-2023 HISTORICAL SERVICE LEVELS

The fifteen-year historical inventory of capital assets for Parks and Recreation includes Indoor Recreation amenities including several arenas, recreation complexes, and community centres that total 136,350 square feet and are valued at \$68.18 million. The centres sit on 5.91 hectares of land valued at \$4.73 million. Indoor Recreation furniture and equipment including ice resurfacers, a watering system and recreation equipment amount to approximately \$731,000.

The fifteen-year historical inventory of capital assets for Parks and Recreation also includes Outdoor Recreation amenities such as 130.2 hectares of developed parkland valued at \$8.98 million. In addition, the Municipality has amenities such as pools, splash pads, playgrounds, sports fields, pavilions, and skate parks that are valued at \$31.81 million. The Municipality has 27.8 kilometers of trails that have a replacement value of \$170,000. Lastly, 76 fleet and equipment units such as tractors, lawn mowers, chainsaws, trailers, vehicles and other smaller equipment are valued at \$1.11 million.

The total value of the Parks and Recreation inventory is \$115.70 million. The fifteen-year average service level is therefore \$7,710.98 per capita. This results in a funding envelope of \$46.90 million ($\$7,710.98 \text{ per capita} \times 6,082 \text{ net population growth}$).

TABLE 2 2024-2033 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Parks and Recreation capital program includes the Phase 2 of the Steve Kerr Recreation Complex expansion. The Phase 2 works include 35,000 square feet of new space for a total estimated cost of \$17.50 million and new equipment to outfit the

expansion costing \$578,000 in 2031. The Parks and Recreation capital program also consists of \$13.03 million in park development, play structures, park amenities, and an outdoor pool expansion. In addition, the Municipality would need to acquire new vehicles and equipment over the planning period – in this regard, \$157,000 has been identified over the planning period. Lastly, the Municipality would look to continue to expand the trail network over the duration of the planning period - \$300,000 to expand the trail network has been included. The total Parks and Recreation capital program is \$31.56 million.

No grants or subsidies have been identified. Replacement and benefit to existing shares of \$3.73 million have been identified and associated with the Atwood Neighbourhood Park and the Outdoor Pool Expansion as these projects will be replacing existing municipal infrastructure as part of the overall expansion project. Therefore, the total DC eligible cost of the program is reduced to \$27.83 million.

Available DC reserve funds of \$3.82 million have been applied to the projects occurring first in the capital program. The resulting in-period DC recoverable capital costs are therefore \$24.01 million.

The total development-related cost is allocated 100% to residential development, which results in an unadjusted residential development charge of \$3,712.31 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge decreases to \$3,595.04 per capita due to the timing of the capital works and development charge revenues. The following table summarizes the calculation of the Parks and Recreation Service development charge.

15-year Hist. Service Level per capita	PARKS AND RECREATION SERVICES SUMMARY 2024 - 2033		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$7,710.98	\$31,559,500	\$24,011,205	\$3,712.31	\$0.00	\$3,595.04	\$0.00

APPENDIX B.4
TABLE 1

MUNICIPALITY OF NORTH PERTH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION SERVICES

INDOOR RECREATION BUILDINGS Facility Name	# of Square Feet															UNIT COST (\$/sq. ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Listowel Memorial Arena	33,619	33,619	33,619	33,619	33,619	33,619	33,619	33,619	33,619	33,619	33,619	-	-	-	-	\$500
Elma Logan Recreation Complex	30,782	30,782	34,422	34,422	37,372	37,372	37,372	37,372	37,372	37,372	37,372	37,372	37,372	37,372	37,372	\$500
Wallace Arena & Community Centre	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	\$500
Elma Memorial Community Centre	9,978	9,978	9,978	9,978	9,978	9,978	9,978	9,978	9,978	9,978	9,978	9,978	9,978	9,978	9,978	\$500
Wallace Community Centre (At Old Municipal Office)	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	-	-	-	-	-	-	-	\$500
Steve Kerr Memorial Complex	-	-	-	-	-	-	-	-	-	63,500	63,500	63,500	63,500	63,500	63,500	\$500
Total (sq.ft.)	102,279	102,279	105,919	105,919	108,869	108,869	108,869	108,869	106,469	169,969	169,969	136,350	136,350	136,350	136,350	
Total (\$000)	\$51,139.5	\$51,139.5	\$52,959.5	\$52,959.5	\$54,434.5	\$54,434.5	\$54,434.5	\$54,434.5	\$53,234.5	\$84,984.5	\$84,984.5	\$68,175.0	\$68,175.0	\$68,175.0	\$68,175.0	

INDOOR RECREATION LAND Facility Name	# of Hectares															UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Listowel Memorial Arena	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	7.20	-	-	-	-	\$800,000
Elma Logan Recreation Complex	2.24	2.24	2.24	2.24	2.24	2.24	2.24	2.24	2.24	2.24	2.24	2.24	2.24	2.24	2.24	\$800,000
Wallace Arena & Community Centre	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$800,000
Elma Memorial Community Centre	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	\$800,000
Wallace Community Centre (At Old Municipal Office)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	-	-	-	-	-	-	-	\$800,000
Steve Kerr Memorial Complex	-	-	-	-	-	-	-	-	-	2.40	2.40	2.40	2.40	2.40	2.40	\$800,000
Total (ha)	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.22	6.62	13.11	5.91	5.91	5.91	5.91	
Total (\$000)	\$3,438.7	\$3,438.7	\$3,438.7	\$3,438.7	\$3,438.7	\$3,438.7	\$3,438.7	\$3,438.7	\$3,377.4	\$5,297.4	\$10,488.0	\$4,728.0	\$4,728.0	\$4,728.0	\$4,728.0	

INDOOR RECREATION EQUIPMENT Description	Value of Furniture and Equipment (\$000)														
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Equipment	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000
200 Gallon Watering System	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Ice Resurfacer Monton (2021)	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000
Ice Resurfacer Wallace (2012)	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000
Ice Resurfacer Listowel (2021)	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000
Total (\$000)	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0

APPENDIX B.4
TABLE 1

MUNICIPALITY OF NORTH PERTH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION SERVICES

PARKLAND DEVELOPMENT Park Type	# of Hectares															UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Neighbourhood Parks	28.4	28.4	28.4	28.4	28.4	28.4	28.4	27.9	27.9	27.9	27.9	27.9	27.9	27.9	27.9	\$78,000
District Parks	78.8	78.8	78.8	78.8	78.8	78.8	78.8	78.8	82.8	82.8	82.8	82.8	83.1	83.1	83.1	\$78,000
Naturalized Parks	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	18.0	19.0	19.0	19.0	\$16,000
Pavilion Land	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.2	0.2	0.2	0.2	0.2	0.2	\$78,000
Total (ha)	123.5	123.5	123.5	123.5	123.5	123.5	123.5	123.0	127.0	126.9	126.9	128.9	130.2	130.2	130.2	
Total (\$000)	\$8,637.7	\$8,637.7	\$8,637.7	\$8,637.7	\$8,637.7	\$8,637.7	\$8,637.7	\$8,598.7	\$8,910.7	\$8,908.9	\$8,906.2	\$8,938.2	\$8,977.6	\$8,977.6	\$8,977.6	

PARKLAND AMENITIES Amenity Type	# of Items															UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Pools and Splash Pads																
Atwood Lions Outdoor Pool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,600,000
Listowel Kinsmen Outdoor Pool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,600,000
Kinette's Splash Pad	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$720,000
Listowel Comancheros Wading Pool	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$140,000
Play Structures																
Playstructures (Senior)	4	4	4	4	5	5	5	5	5	5	5	5	5	5	5	\$166,000
Playstructures (Junior)	6	6	6	6	7	7	7	7	7	7	7	7	7	7	7	\$108,000
Sports Fields																
Soccer Pitches (unlit)	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$865,000
Soccer Pitches (lit)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$1,190,000
Baseball (Lit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$830,000
Softball (Lit)	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$830,000
Softball (Unlit)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$360,000
Tennis Courts (Single)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$360,000
Tennis Courts (Double)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$360,000
Bocce Courts	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$10,000
Batting Cages	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$20,000

APPENDIX B.4
TABLE 1

MUNICIPALITY OF NORTH PERTH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION SERVICES

PARKLAND AMENITIES (CONT'D) Amentity Type	# of Items															UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Other Amenities																
Clock Tower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Planting Beds	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Walkway Lighting	1	1	1	1	1	1	1	1	1	1	1	1	2	2	3	
Pedestrian Bridge	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	
Skateboard Park (Lit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Trail Bridges	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
Trail Amenities (Benches, Signage)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Structures and Pavilions																
Monkton Lions Pavillion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Monkton Kinsmen Pavillion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Listowel Kin Park Pavillion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Wallace Optimist Pavillion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Trowbridge Park Pavillion	1	1	1	1	1	1	1	1	1	-					1	
Listowel Memorial Park Pavillion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Atwood Lions Pavillion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Parks Storage Shed Listowel	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	
Parks Storage Shed Atwood	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	
Elma Logan Storage Shed	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Gazebo (Small)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Bandshell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Amphitheatre	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	
Shade Shelter						-	-	-	-	-	-	-	-	-	1	
Total (#)	65	65	65	65	69	69	70	70	71	71	71	71	72	72	75	
Total (\$000)	\$28,873.0	\$28,873.0	\$28,873.0	\$28,873.0	\$29,924.0	\$29,924.0	\$30,168.0	\$30,168.0	\$30,255.0	\$31,201.0	\$31,201.0	\$31,201.0	\$31,364.0	\$31,364.0	\$31,811.0	

APPENDIX B.4
TABLE 1

MUNICIPALITY OF NORTH PERTH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION SERVICES

PARKLAND TRAILS Trail Type	# of Kilometers															UNIT COST (\$/km)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Stone Dust	24.5	24.5	24.5	24.5	24.5	24.5	24.5	24.5	24.5	24.5	25.0	25.0	25.0	27.0	27.0	\$6,000
Hard Surface (Concrete)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.8	0.8	0.8	0.8	0.8	0.8	\$10,000
Total (km)	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.8	25.8	25.8	25.8	27.8	27.8	
Total (\$000)	\$152.0	\$152.0	\$152.0	\$152.0	\$152.0	\$152.0	\$152.0	\$152.0	\$152.0	\$158.0	\$158.0	\$158.0	\$158.0	\$170.0	\$170.0	

VEHICLES & EQUIPMENT Description	# of Items															UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Kubota L4310 Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$58,000
Kubota MX5100 (Listowel)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$58,000
M.F. 245 Tractor	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$58,000
Woods Mowers	2	2	2	2	2	-	-	-	-	-	-	-	-	-	-	\$7,000
Fertilizer Spreader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Landpride Flex Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Sickle Mower - 3'	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$4,000
Sickle Mower - 8'	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Gas Trimmers	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$1,000
Chainsaw	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Trailer - 20' Tandem	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Dump Trailer	1	1	1	1	1	1	3	3	3	3	3	3	3	3	2	\$15,000
Trailer - Monkton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Trailer - Atwood	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Trailer - 8'	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Bannerman Diamond Groomer	3	3	3	3	3	3	3	3	3	3	4	4	4	4	4	\$10,000
Kubota Front Mount 2650	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$42,000
Kubota ZeroTurn	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$10,000
Kubota Zero Turn	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$10,000
Kubota Front Mount 3050	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$42,000
Kubota Loader Tractor 2008 (Listowel)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,000
Kubota Loader Tractor 2006 (Listowel)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,000

APPENDIX B.4
TABLE 1

MUNICIPALITY OF NORTH PERTH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION SERVICES

VEHICLES & EQUIPMENT (CONT'D) Description	# of Items															UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Bannerman Aerator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Lawn Roller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000
8N Ford Tractor	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$35,000
John Deere Tractor (Atwood)	-	-	1	1	1	-	-	1	1	1	1	1	1	1	1	\$35,000
John Deere Tractor (Wallace/Listowel)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$11,000
2006 Dodge 1/2 Ton Truck	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$42,000
2004 1/2 Ton Truck Chevy	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$42,000
2007 Pontiac Montana Van	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$42,000
2019 Dodge Caravan	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$40,000
Ice Lazer Level	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$25,000
Ice Edger - Listowel	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Ice Edger - Monkton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Ice Edger - Wallace	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Bushog Mower	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	\$6,000
Top Dresser	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$27,000
Stone burrier										1	1	1	1	1	1	\$29,000
Scrapper Blades	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Auger	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
Sweeper	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	\$8,000
Ford Loader Tractor	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$125,000
Antique Alls Chalmers Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,000
1998 Chevy Truck - Beautification	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$5,000
Floor Burnisher - Listowel	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Floor Burnisher - Wallace	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Floor Burnisher - EMCC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Floor Burnisher - Elma Logan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000

APPENDIX B.4
TABLE 1

MUNICIPALITY OF NORTH PERTH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION SERVICES

VEHICLES & EQUIPMENT (CONT'D) Description	# of Items															UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Floor Burnisher - Listowel	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Floor Burnisher - Wallace	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Floor Burnisher - EMCC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Floor Burnisher - Elma Logan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Floor Burnisher (ride on) - Listowel	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$4,000
Low Speed Buffer - Listowel	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Low Speed Buffer - Wallace	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Low Speed Buffer - EMCC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Low Speed Buffer - Elma Logan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Pressure Washer - Listowel	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Pressure Washer - Wallace	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Pressure Washer - Elma Logan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Wet/Dry Vacuum - Listowel	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Wet/Dry Vacuum - Wallace	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Wet/Dry Vacuum - EMCC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Wet/Dry Vacuum - Elma Logan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Pool Vacuum - Listowel	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,000
Pool Vacuum - Atwood	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,000
2013 Chevy Pick-up	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$42,000
2007 Chevy Pick-up	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,000
Ford 150 2023 (monkton)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$51,000
Ford F150 2019 (listowel)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$51,000
Chevy 2022 (listowel)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$51,000
Chevy 2022 (listowel)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$51,000
Man Lift (2012)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$16,000
Total (#)	69	69	69	70	69	67	69	70	73	75	74	74	75	77	76	
Total (\$000)	\$988.0	\$988.0	\$988.0	\$1,004.0	\$916.0	\$873.0	\$903.0	\$938.0	\$992.0	\$1,061.0	\$1,034.0	\$1,034.0	\$1,044.0	\$1,155.0	\$1,108.0	

APPENDIX B.4
TABLE 1

MUNICIPALITY OF NORTH PERTH
CALCULATION OF SERVICE LEVELS
PARKS AND RECREATION SERVICES

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	12,478	12,554	12,631	12,729	12,828	12,928	13,029	13,130	13,580	14,045	14,526	15,024	15,538	16,107	16,697

INVENTORY SUMMARY (\$000)

Indoor Recreation Buildings	\$ 51,139.5	\$ 51,139.5	\$ 52,959.5	\$ 52,959.5	\$ 54,434.5	\$ 54,434.5	\$ 54,434.5	\$ 54,434.5	\$ 53,234.5	\$ 84,984.5	\$ 84,984.5	\$ 68,175.0	\$ 68,175.0	\$ 68,175.0	\$ 68,175.0
Indoor Recreation Land	\$ 3,438.7	\$ 3,438.7	\$ 3,438.7	\$ 3,438.7	\$ 3,438.7	\$ 3,438.7	\$ 3,438.7	\$ 3,438.7	\$ 3,377.4	\$ 5,297.4	\$ 10,488.0	\$ 4,728.0	\$ 4,728.0	\$ 4,728.0	\$ 4,728.0
Indoor Recreation Equipment	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0	\$ 731.0
Parkland Development	\$ 8,637.7	\$ 8,637.7	\$ 8,637.7	\$ 8,637.7	\$ 8,637.7	\$ 8,637.7	\$ 8,637.7	\$ 8,598.7	\$ 8,910.7	\$ 8,908.9	\$ 8,906.2	\$ 8,938.2	\$ 8,977.6	\$ 8,977.6	\$ 8,977.6
Parkland Amenities	\$ 28,873.0	\$ 28,873.0	\$ 28,873.0	\$ 28,873.0	\$ 29,924.0	\$ 29,924.0	\$ 30,168.0	\$ 30,168.0	\$ 30,255.0	\$ 31,201.0	\$ 31,201.0	\$ 31,201.0	\$ 31,364.0	\$ 31,364.0	\$ 31,811.0
Parkland Trails	\$ 152.0	\$ 152.0	\$ 152.0	\$ 152.0	\$ 152.0	\$ 152.0	\$ 152.0	\$ 152.0	\$ 152.0	\$ 158.0	\$ 158.0	\$ 158.0	\$ 158.0	\$ 170.0	\$ 170.0
Vehicles & Equipment	\$ 988.0	\$ 988.0	\$ 988.0	\$ 1,004.0	\$ 916.0	\$ 873.0	\$ 903.0	\$ 938.0	\$ 992.0	\$ 1,061.0	\$ 1,034.0	\$ 1,034.0	\$ 1,044.0	\$ 1,155.0	\$ 1,108.0
Total (\$000)	\$ 93,959.9	\$ 93,959.9	\$ 95,779.9	\$ 95,795.9	\$ 98,233.9	\$ 98,190.9	\$ 98,464.9	\$ 98,460.9	\$ 97,652.7	\$ 132,341.9	\$ 137,502.7	\$ 114,965.2	\$ 115,177.6	\$ 115,300.6	\$ 115,700.6

SERVICE LEVEL (\$/capita)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average Service Level
Indoor Recreation Buildings	\$ 4,098.37	\$ 4,073.56	\$ 4,192.82	\$ 4,160.54	\$ 4,243.41	\$ 4,210.59	\$ 4,177.95	\$ 4,145.81	\$ 3,920.07	\$ 6,050.87	\$ 5,850.51	\$ 4,537.74	\$ 4,387.63	\$ 4,232.63	\$ 4,083.07	\$4,424.37
Indoor Recreation Land	\$ 275.58	\$ 273.91	\$ 272.24	\$ 270.15	\$ 268.06	\$ 265.99	\$ 263.93	\$ 261.90	\$ 248.71	\$ 377.18	\$ 722.02	\$ 314.70	\$ 304.29	\$ 293.54	\$ 283.16	\$313.02
Indoor Recreation Equipment	\$ 58.58	\$ 58.23	\$ 57.87	\$ 57.43	\$ 56.98	\$ 56.54	\$ 56.11	\$ 55.67	\$ 53.83	\$ 52.05	\$ 50.32	\$ 48.66	\$ 47.05	\$ 45.38	\$ 43.78	\$53.23
Parkland Development	\$ 692.24	\$ 688.04	\$ 683.85	\$ 678.59	\$ 673.35	\$ 668.14	\$ 662.96	\$ 654.89	\$ 656.16	\$ 634.31	\$ 613.12	\$ 594.93	\$ 577.78	\$ 557.37	\$ 537.68	\$638.23
Parkland Amenities	\$ 2,313.91	\$ 2,299.90	\$ 2,285.88	\$ 2,268.29	\$ 2,332.71	\$ 2,314.67	\$ 2,315.45	\$ 2,297.64	\$ 2,227.91	\$ 2,221.50	\$ 2,147.94	\$ 2,076.74	\$ 2,018.54	\$ 1,947.23	\$ 1,905.19	\$2,198.23
Parkland Trails	\$ 12.18	\$ 12.11	\$ 12.03	\$ 11.94	\$ 11.85	\$ 11.76	\$ 11.67	\$ 11.58	\$ 11.19	\$ 11.25	\$ 10.88	\$ 10.52	\$ 10.17	\$ 10.55	\$ 10.18	\$11.32
Vehicles & Equipment	\$ 79.18	\$ 78.70	\$ 78.22	\$ 78.88	\$ 71.41	\$ 67.53	\$ 69.31	\$ 71.44	\$ 73.05	\$ 75.54	\$ 71.18	\$ 68.82	\$ 67.19	\$ 71.71	\$ 66.36	\$72.57
Total (\$/capita)	\$ 7,530.05	\$ 7,484.46	\$ 7,582.93	\$ 7,525.80	\$ 7,657.77	\$ 7,595.21	\$ 7,557.37	\$ 7,498.93	\$ 7,190.92	\$ 9,422.70	\$ 9,465.97	\$ 7,652.10	\$ 7,412.64	\$ 7,158.42	\$ 6,929.42	\$7,710.98

MUNICIPALITY OF NORTH PERTH
CALCULATION OF MAXIMUM ALLOWABLE
PARKS AND RECREATION SERVICES

15-Year Funding Envelope Calculation

15 Year Average Service Level 2009 - 2023	\$ 7,710.98
Net Population Growth 2024 - 2033	6.082
Maximum Allowable Funding Envelope	\$ 46,898,180

APPENDIX B.4
TABLE 2

MUNICIPALITY OF NORTH PERTH
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2033
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	
4.0 PARKS AND RECREATION SERVICES										
4.1 Indoor Recreation										
4.1.1 Steve Kerr Recreation Complex - Phase 2 (New Space 35,000 sq.ft)	2031	\$ 17,500,000	\$ -	\$ 17,500,000	0%	\$ -	\$ 17,500,000	\$ 601,295	\$ 16,898,705	\$ -
4.1.2 New Equipment for Steve Kerr Recreation Complex - Phase 2	2031	\$ 577,500	\$ -	\$ 577,500	0%	\$ -	\$ 577,500	\$ -	\$ 577,500	\$ -
Subtotal Indoor Recreation		\$ 18,077,500	\$ -	\$ 18,077,500		\$ -	\$ 18,077,500	\$ 601,295	\$ 17,476,205	\$ -
4.2 Park Development										
4.2.1 Hanna's Haven (Ameribuild) Park Development	2025	\$ 1,800,000	\$ -	\$ 1,800,000	0%	\$ -	\$ 1,800,000	\$ 1,800,000	\$ -	\$ -
4.2.2 Nichol Park Play Structure - Year 1	2025	\$ 400,000	\$ -	\$ 400,000	0%	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ -
4.2.3 Nichol Park Play Structure - Year 2	2026	\$ 400,000	\$ -	\$ 400,000	0%	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ -
4.2.4 Wallace Optimist Park Playground	2024	\$ 125,000	\$ -	\$ 125,000	0%	\$ -	\$ 125,000	\$ 125,000	\$ -	\$ -
4.2.5 Atwood Neighbourhood Park	2028	\$ 300,000	\$ -	\$ 300,000	42%	\$ 125,000	\$ 175,000	\$ 175,000	\$ -	\$ -
4.2.6 Future Park Development (playground structure, park amenities, light)	Various	\$ 4,000,000	\$ -	\$ 4,000,000	0%	\$ -	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -
4.2.7 Outdoor Pool Expansion	2025	\$ 6,000,000	\$ -	\$ 6,000,000	60%	\$ 3,600,000	\$ 2,400,000	\$ -	\$ 2,400,000	\$ -
Subtotal Park Development		\$ 13,025,000	\$ -	\$ 13,025,000		\$ 3,725,000	\$ 9,300,000	\$ 2,900,000	\$ 6,400,000	\$ -

APPENDIX B.4
TABLE 2

MUNICIPALITY OF NORTH PERTH
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2033
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	
4.3 Fleet & Equipment										
4.3.1 Dump Trailor Monkton	2024	\$ 12,000	\$ -	\$ 12,000	0%	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ -
4.3.2 Front Mount Mower Snow Remover	2024	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ -
4.3.3 Mulcher for Trails	2025	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ -
4.3.4 Provisison for Additional Vehicles and Equipment	Various	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -
Subtotal Fleet & Equipment		\$ 157,000	\$ -	\$ 157,000		\$ -	\$ 157,000	\$ 82,000	\$ 75,000	\$ -
4.4 Trail Expansion										
4.4.1 Trail Expansion	Various	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ 240,000	\$ 60,000	\$ -
Subtotal Trail Expansion		\$ 300,000	\$ -	\$ 300,000		\$ -	\$ 300,000	\$ 240,000	\$ 60,000	\$ -
TOTAL PARKS AND RECREATION SERVICES		\$ 31,559,500	\$ -	\$ 31,559,500		\$ 3,725,000	\$ 27,834,500	\$ 3,823,295	\$ 24,011,205	\$ -

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	100%	\$24,011,205
10-Year Growth in Population in New Units		6,468
Unadjusted Development Charge Per Capita		\$3,712.31
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		158,170
Unadjusted Development Charge Per Square Metre		\$0.00

2024 - 2033 Net Funding Envelope	\$46,898,180
Reserve Fund Balance	
Balance as at December 31, 2023	\$3,823,295

**APPENDIX B.4
TABLE 3**

**MUNICIPALITY OF NORTH PERTH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKS AND RECREATION SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

PARKS AND RECREATION SERVICES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE	\$ 3,823.3	\$ 5,719.4	\$ 3,253.9	\$ 5,185.3	\$ 7,279.7	\$ 9,410.2	\$ 11,932.7	\$ 14,678.5	\$ (3,514.0)	\$ (1,858.4)	
2024 - 2033 RESIDENTIAL FUNDING REQUIREMENTS											
- Parks And Recreation Services: Non Inflated	\$ 413.5	\$ 2,813.5	\$ 413.5	\$ 413.5	\$ 413.5	\$ 413.5	\$ 413.5	\$ 17,889.7	\$ 413.5	\$ 413.5	\$ 24,011.2
- Parks And Recreation Services: Inflated	\$ 413.5	\$ 2,869.8	\$ 430.2	\$ 438.8	\$ 447.6	\$ 456.5	\$ 465.7	\$ 20,549.6	\$ 484.5	\$ 494.2	\$ 27,050.4
- Prior Growth	\$ 191.0	\$ 2,264.0	\$ 424.0	\$ 24.0	\$ 199.0	\$ 24.0	\$ 24.0	\$ 625.3	\$ 24.0	\$ 24.0	\$ 3,823.3
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	649	676	704	614	639	664	686	715	552	569	6,468
REVENUE											
- DC Receipts: Inflated	\$ 2,333.2	\$ 2,478.9	\$ 2,633.2	\$ 2,342.5	\$ 2,486.6	\$ 2,635.6	\$ 2,777.3	\$ 2,952.6	\$ 2,325.1	\$ 2,444.7	\$ 25,409.5
INTEREST											
- Interest on Opening Balance	\$ 133.8	\$ 200.2	\$ 113.9	\$ 181.5	\$ 254.8	\$ 329.4	\$ 417.6	\$ 513.7	\$ (193.3)	\$ (102.2)	\$ 1,849.4
- Interest on In-year Transactions	\$ 33.6	\$ (10.8)	\$ 38.6	\$ 33.3	\$ 35.7	\$ 38.1	\$ 40.5	\$ (483.9)	\$ 32.2	\$ 34.1	\$ (208.6)
TOTAL REVENUE	\$ 2,500.6	\$ 2,668.3	\$ 2,785.6	\$ 2,557.3	\$ 2,777.1	\$ 3,003.0	\$ 3,235.4	\$ 2,982.5	\$ 2,164.1	\$ 2,376.6	\$ 27,050.4
CLOSING CASH BALANCE	\$ 5,719.4	\$ 3,253.9	\$ 5,185.3	\$ 7,279.7	\$ 9,410.2	\$ 11,932.7	\$ 14,678.5	\$ (3,514.0)	\$ (1,858.4)	\$ (0.0)	

2024 Adjusted Charge Per Capita	\$3,595.04
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2024	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.5

CHILD CARE

APPENDIX B.5 CHILD CARE

Child Care Services in North Perth are delivered through the North Perth Day Care Facility. The benefits of Child Care Services are deemed to be Municipal-wide for the purposes of calculating the development charge.

TABLE 1 2009-2023 HISTORICAL SERVICE LEVELS

The fifteen-year historical inventory of capital assets for Child Care Services includes the Monkton and S t. Mary's Child Care Facilities at 10,248 square feet valued at \$5.53 million. The equipment for various before and after school programs, best start programs and early childhood programs are valued at \$620,000. The total value of the Child Care inventory in the Municipality is \$6.15 million.

This provides a fifteen-year average historical service level of \$210.77 per capita. This average historical service level multiplied by the 10-year forecast growth in net population results in a maximum allowable funding envelope of \$1.28 million ($\$210.77 \text{ per capita} \times 6,082 \text{ net population growth}$).

TABLE 2 2024-2033 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Child Care capital program includes a new childcare centre slated to be built in 2029, for a cost of \$2.10 million (associated with 3,889 square feet). The new childcare equipment at the centre will cost \$60,000 and the new program at the centre will cost about \$6,500. The total Child Care capital program totals \$2.17 million.

No grants or subsidies have been identified for this service. Replacement and benefit to existing shares of \$1.05 million have been identified and equal to 50% of the new space costs. Therefore, the net DC eligible share of the program is reduced to \$1.12 million.

Available DC reserve funds of \$28,900 have been applied to the project occurring first in the capital program. The resulting in-period DC recoverable capital costs are therefore \$1.09 million.

The total development-related cost is allocated 100% against new residential development, resulting in an unadjusted residential development charge of \$168.15 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge increases to \$169.91 per capita. The following table summarizes the calculation of the Child Care Services development charge.

CHILD CARE SERVICES SUMMARY						
15-year Hist. Service Level per capita	2024 - 2033		Unadjusted		Adjusted	
	Development-Related Total	Capital Program Net DC Recoverable	Development Charge		Development Charge	
			\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$210.77	\$2,166,560	\$1,087,586	\$168.15	\$0.00	\$169.91	\$0.00

APPENDIX B.5
TABLE 1

MUNICIPALITY OF NORTH PERTH
INVENTORY OF CAPITAL ASSETS
CHILD CARE SERVICES

BUILDINGS Facility Name	# of Square Feet															UNIT COST (\$/sq.ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
North Perth Spinrite and Child Care Centre	3,106	3,106	3,106	3,106	3,106	3,106	3,106	3,106	3,106	3,106	-	-	-	-	-	\$540
New Location (leased)	-	-	-	-	-	-	-	-	-	-	6,889	6,889	-	-	-	\$540
Monkton Child Care Facility	-	-	-	-	-	-	-	-	-	-	-	-	3,115	3,115	3,115	\$540
St. Mary's Child Care Facility	-	-	-	-	-	-	-	-	-	-	-	-	7,133	7,133	7,133	\$540
Total (sq.ft.)	3,106	3,106	3,106	3,106	3,106	3,106	3,106	3,106	3,106	3,106	6,889	6,889	10,248	10,248	10,248	
Total (\$000)	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$3,720.1	\$3,720.1	\$5,533.9	\$5,533.9	\$5,533.9	

EQUIPMENT Description	# of Items															UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Eastdale Public School (B&A Program)	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	\$6,500
Central Public School (B&A Program)	1	1	1	1	2	2	2	2	2	-	-	-	-	-	-	\$6,500
Elma Public School (B&A Program)	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$6,500
Wallace Public School (B&A Program)	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$6,500
St. Mary's Catholic School (B&A Program)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,500
St. Mary's Catholic School (Best Start Program)	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$6,500
Central Public School (Best Start Program)	-	-	-	-	1	1	1	1	1	1	1	-	-	-	-	\$6,500
New Location (B&A) Westfields	-	-	-	-	-	4	4	4	4	4	4	4	4	4	4	\$6,500
Early On Programs	-	-	-	-	-	-	-	-	1	1	1	1	3	3	3	\$6,500
Monkton Child Care	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$60,000
St Mary' Child Care	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$60,000
Spinrite and Child Care Centre -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Monkton Playground	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$125,000
St Mary's Playground	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$125,000
Spinrite Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$125,000
Total (#)	8	8	8	8	10	14	14	14	14	11	10	10	16	16	16	
Total (\$000)	\$224.0	\$224.0	\$224.0	\$224.0	\$237.0	\$263.0	\$263.0	\$263.0	\$259.8	\$243.5	\$237.0	\$237.0	\$620.0	\$620.0	\$620.0	

**APPENDIX B.5
TABLE 1**

**MUNICIPALITY OF NORTH PERTH
CALCULATION OF SERVICE LEVELS
CHILD CARE SERVICES**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	12,478	12,554	12,631	12,729	12,828	12,928	13,029	13,130	13,580	14,045	14,526	15,024	15,538	16,107	16,697

INVENTORY SUMMARY (\$000)

Buildings	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$1,677.2	\$3,720.1	\$3,720.1	\$5,533.9	\$5,533.9	\$5,533.9
Equipment	\$224.0	\$224.0	\$224.0	\$224.0	\$237.0	\$263.0	\$263.0	\$263.0	\$259.8	\$243.5	\$237.0	\$237.0	\$620.0	\$620.0	\$620.0
Total (\$000)	\$1,901.2	\$1,901.2	\$1,901.2	\$1,901.2	\$1,914.2	\$1,940.2	\$1,940.2	\$1,940.2	\$1,937.0	\$1,920.7	\$3,957.1	\$3,957.1	\$6,153.9	\$6,153.9	\$6,153.9

SERVICE LEVEL (\$/capita)

**Average
Service
Level**

Buildings	\$134.42	\$133.60	\$132.79	\$131.77	\$130.75	\$129.74	\$128.73	\$127.74	\$123.51	\$119.42	\$256.10	\$247.61	\$356.15	\$343.57	\$331.43	\$188.49
Equipment	\$17.95	\$17.84	\$17.73	\$17.60	\$18.48	\$20.34	\$20.19	\$20.03	\$19.13	\$17.34	\$16.32	\$15.77	\$39.90	\$38.49	\$37.13	\$22.28
Total (\$/capita)	\$152.37	\$151.44	\$150.52	\$149.36	\$149.22	\$150.08	\$148.92	\$147.77	\$142.64	\$136.76	\$272.41	\$263.38	\$396.06	\$382.06	\$368.56	\$210.77

**MUNICIPALITY OF NORTH PERTH
CALCULATION OF MAXIMUM ALLOWABLE
CHILD CARE SERVICES**

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$210.77
Net Population Growth 2024 - 2033	6,082
Maximum Allowable Funding Envelope	\$1,281,903

APPENDIX B.5
TABLE 2

MUNICIPALITY OF NORTH PERTH
DEVELOPMENT-RELATED CAPITAL PROGRAM
CHILD CARE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	Post 2033
5.0 CHILD CARE SERVICES										
5.1 Buildings & Equipment										
5.1.1 New Childcare Centre (3,889 sq.ft)	2029	\$ 2,100,060	\$ -	\$ 2,100,060	50%	\$ 1,050,030	\$ 1,050,030	\$ 28,944	\$ 1,021,086	\$ -
5.1.2 New Childcare Centre Equipment	2029	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
5.1.3 New Program Cost Childcare Centre	2029	\$ 6,500	\$ -	\$ 6,500	0%	\$ -	\$ 6,500	\$ -	\$ 6,500	\$ -
Subtotal Buildings & Equipment		\$ 2,166,560	\$ -	\$ 2,166,560		\$ 1,050,030	\$ 1,116,530	\$ 28,944	\$ 1,087,586	\$ -
TOTAL CHILD CARE SERVICES		\$ 2,166,560	\$ -	\$ 2,166,560		\$ 1,050,030	\$ 1,116,530	\$ 28,944	\$ 1,087,586	\$ -

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	100%	\$1,087,586
10-Year Growth in Population in New Units		6,468
Unadjusted Development Charge Per Capita		\$168.15
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		158,170
Unadjusted Development Charge Per Square Metre		\$0.00

2024 - 2033 Net Funding Envelope	\$1,281,903
Reserve Fund Balance	
Balance as at December 31, 2023	\$28,944

APPENDIX B.5

TABLE 3

MUNICIPALITY OF NORTH PERTH
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
 CHILD CARE SERVICES
 RESIDENTIAL DEVELOPMENT CHARGE
 (in \$000)

CHILD CARE SERVICES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE	\$ 28.9	\$ 142.2	\$ 266.3	\$ 402.3	\$ 529.0	\$ 667.1	\$ (444.3)	\$ (335.2)	\$ (211.6)	\$ (111.4)	
2024 - 2033 RESIDENTIAL FUNDING REQUIREMENTS											
- Child Care Services: Non Inflated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,087.6	\$ -	\$ -	\$ -	\$ -	\$ 1,087.6
- Child Care Services: Inflated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200.8	\$ -	\$ -	\$ -	\$ -	\$ 1,200.8
- Prior Growth	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.9	\$ -	\$ -	\$ -	\$ -	\$ 28.9
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	649	676	704	614	639	664	686	715	552	569	6,468
REVENUE											
- DC Receipts: Inflated	\$ 110.3	\$ 117.2	\$ 124.5	\$ 110.7	\$ 117.5	\$ 124.6	\$ 131.3	\$ 139.5	\$ 109.9	\$ 115.5	\$ 1,200.9
INTEREST											
- Interest on Opening Balance	\$ 1.0	\$ 5.0	\$ 9.3	\$ 14.1	\$ 18.5	\$ 23.3	\$ (24.4)	\$ (18.4)	\$ (11.6)	\$ (6.1)	\$ 10.6
- Interest on In-year Transactions	\$ 1.9	\$ 2.1	\$ 2.2	\$ 1.9	\$ 2.1	\$ (29.6)	\$ 2.3	\$ 2.4	\$ 1.9	\$ 2.0	\$ (10.8)
TOTAL REVENUE	\$ 113.2	\$ 124.2	\$ 135.9	\$ 126.7	\$ 138.1	\$ 118.3	\$ 109.1	\$ 123.6	\$ 100.2	\$ 111.4	\$ 1,200.8
CLOSING CASH BALANCE	\$ 142.2	\$ 266.3	\$ 402.3	\$ 529.0	\$ 667.1	\$ (444.3)	\$ (335.2)	\$ (211.6)	\$ (111.4)	\$ -	

2024 Adjusted Charge Per Capita	\$169.91
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2024	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.6

DEVELOPMENT-RELATED STUDIES

APPENDIX B.6: DEVELOPMENT-RELATED STUDIES

Development-Related Studies in North Perth include development-related studies, which are eligible for DC recovery.

TABLE 1 2024–2033 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Development-Related Studies capital program totals \$764,000 and consists of various studies, including two Development Charges studies, a Zoning By-law review, a Community Improvement Plan, Land Use Plans, a Library Feasibility Study, a Development Standards Manual Update, a Master Growth Plan Update, a Fire Master Plan, a Parks and Recreation Master Plan, and a Provision for Future Development Related Studies. No grants or subsidies are expected to offset any portion of the projects.

A benefit to existing share of \$60,000 related to the Zoning By-law and Parks and Recreation Master Plan have been removed from the calculation. The available Development-Related Studies reserve fund balance of about \$137,500 has been applied to the DC eligible costs, resulting in an in-period DC cost eligible for recovery of approximately \$566,500.

The total development-related cost is allocated 74% against new residential development and 26% against non-residential development. This yields an unadjusted development charge of \$64.81 per capita and \$0.93 per square metre.

TABLE 2 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge increases to \$65.77 and the non-residential charge increases to \$0.96. The following table summarizes the calculation of the Development-Related Studies development charge.

DEVELOPMENT-RELATED STUDIES SUMMARY

2024 - 2033		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$764,000	\$566,489	\$64.81	\$0.93	\$65.77	\$0.96

APPENDIX B.6
TABLE 1

MUNICIPALITY OF NORTH PERTH
DEVELOPMENT-RELATED CAPITAL PROGRAM
DEVELOPMENT-RELATED STUDIES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2033
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	
6.0 DEVELOPMENT-RELATED STUDIES										
6.1 Studies										
6.1.1 Development Charges Study	2024	\$ 32,000	\$ -	\$ 32,000	0%	\$ -	\$ 32,000	\$ 32,000	\$ -	\$ -
6.1.2 Zoning By-law	2030	\$ 70,000	\$ -	\$ 70,000	50%	\$ 35,000	\$ 35,000	\$ -	\$ 35,000	\$ -
6.1.3 Community Improvement Plan	2030	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
6.1.4 Development Charges Study	2029	\$ 32,000	\$ -	\$ 32,000	0%	\$ -	\$ 32,000	\$ -	\$ 32,000	\$ -
6.1.5 Library Feasibility Study	2024	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -
6.1.6 Development Standards Manual (Update)	2025	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -
6.1.7 Land Use Plans (North West - Binning Street)	2025	\$ 110,000	\$ -	\$ 110,000	0%	\$ -	\$ 110,000	\$ 55,511	\$ 54,489	\$ -
6.1.8 Master Growth Plan Update	2025	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
6.1.9 Fire Master Plan	2026	\$ 110,000	\$ -	\$ 110,000	0%	\$ -	\$ 110,000	\$ -	\$ 110,000	\$ -
6.1.10 Parks and Recreation Master Plan	2028	\$ 100,000	\$ -	\$ 100,000	25%	\$ 25,000	\$ 75,000	\$ -	\$ 75,000	\$ -
6.1.11 Provision for Future Development Related Studies	Various	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -
Subtotal Studies		\$ 764,000	\$ -	\$ 764,000		\$ 60,000	\$ 704,000	\$ 137,511	\$ 566,489	\$ -
TOTAL DEVELOPMENT-RELATED STUDIES		\$ 764,000	\$ -	\$ 764,000		\$ 60,000	\$ 704,000	\$ 137,511	\$ 566,489	\$ -

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	74%	\$419,202
10-Year Growth in Population in New Units		6,468
Unadjusted Development Charge Per Capita		\$64.81
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	26%	\$147,287
10-Year Growth in Square Metres		158,170
Unadjusted Development Charge Per Square Metre		\$0.93

Reserve Fund Balance	
Balance as at December 31, 2023	\$137,511

**APPENDIX B.6
TABLE 2**

**MUNICIPALITY OF NORTH PERTH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
DEVELOPMENT-RELATED STUDIES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

DEVELOPMENT-RELATED STUDIES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE	\$ 101.8	\$ 91.5	\$ 0.7	\$ (52.6)	\$ (27.9)	\$ (60.9)	\$ (58.4)	\$ (82.2)	\$ (49.0)	\$ (26.1)	
2024 - 2033 RESIDENTIAL FUNDING REQUIREMENTS											
- Development-Related Studies: Non Inflated	\$ 14.8	\$ 77.3	\$ 96.2	\$ 14.8	\$ 70.3	\$ 38.5	\$ 62.9	\$ 14.8	\$ 14.8	\$ 14.8	\$ 419.2
- Development-Related Studies: Inflated	\$ 14.8	\$ 78.9	\$ 100.1	\$ 15.7	\$ 76.1	\$ 42.5	\$ 70.8	\$ 17.0	\$ 17.3	\$ 17.7	\$ 450.9
- Prior Growth	\$ 42.2	\$ 59.6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101.8
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	649	676	704	614	639	664	686	715	552	569	6,468
REVENUE											
- DC Receipts: Inflated	\$ 42.7	\$ 45.4	\$ 48.2	\$ 42.9	\$ 45.5	\$ 48.2	\$ 50.8	\$ 54.0	\$ 42.5	\$ 44.7	\$ 464.9
INTEREST											
- Interest on Opening Balance	\$ 3.6	\$ 3.2	\$ 0.0	\$ (2.9)	\$ (1.5)	\$ (3.3)	\$ (3.2)	\$ (4.5)	\$ (2.7)	\$ (1.4)	\$ (12.8)
- Interest on In-year Transactions	\$ 0.5	\$ (0.9)	\$ (1.4)	\$ 0.5	\$ (0.8)	\$ 0.1	\$ (0.6)	\$ 0.6	\$ 0.4	\$ 0.5	\$ (1.1)
TOTAL REVENUE	\$ 46.7	\$ 47.6	\$ 46.8	\$ 40.4	\$ 43.1	\$ 45.0	\$ 47.0	\$ 50.1	\$ 40.3	\$ 43.8	\$ 450.9
CLOSING CASH BALANCE	\$ 91.5	\$ 0.7	\$ (52.6)	\$ (27.9)	\$ (60.9)	\$ (58.4)	\$ (82.2)	\$ (49.0)	\$ (26.1)	\$ (0.0)	

2024 Adjusted Charge Per Capita	\$65.77
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Allocation of Capital Program	
Residential Sector	74.0%
Non-Residential Sector	26.0%
Rates for 2024	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.5

TABLE 2

MUNICIPALITY OF NORTH PERTH
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
 DEVELOPMENT-RELATED STUDIES
 NON-RESIDENTIAL DEVELOPMENT CHARGE
 (in \$000)

DEVELOPMENT-RELATED STUDIES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE	\$ 35.8	\$ 31.0	\$ (2.3)	\$ (22.9)	\$ (13.6)	\$ (24.7)	\$ (23.6)	\$ (31.7)	\$ (20.1)	\$ (9.7)	
2024 - 2033 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Development-Related Studies: Non Inflated	\$ 5.2	\$ 27.2	\$ 33.8	\$ 5.2	\$ 24.7	\$ 13.5	\$ 22.1	\$ 5.2	\$ 5.2	\$ 5.2	\$ 147.3
- Development-Related Studies: Inflated	\$ 5.2	\$ 27.7	\$ 35.2	\$ 5.5	\$ 26.7	\$ 14.9	\$ 24.9	\$ 6.0	\$ 6.1	\$ 6.2	\$ 158.4
- Prior Growth	\$ 14.8	\$ 20.9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35.8
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	14,492	14,885	15,290	15,577	15,993	16,422	16,862	17,315	15,482	15,852	158,170
REVENUE											
- DC Receipts: Inflated	\$ 13.9	\$ 14.6	\$ 15.3	\$ 15.9	\$ 16.6	\$ 17.4	\$ 18.2	\$ 19.1	\$ 17.4	\$ 18.2	\$ 166.6
INTEREST											
- Interest on Opening Balance	\$ 1.3	\$ 1.1	\$ (0.1)	\$ (1.3)	\$ (0.7)	\$ (1.4)	\$ (1.3)	\$ (1.7)	\$ (1.1)	\$ (0.5)	\$ (5.8)
- Interest on In-year Transactions	\$ 0.2	\$ (0.4)	\$ (0.5)	\$ 0.2	\$ (0.3)	\$ 0.0	\$ (0.2)	\$ 0.2	\$ 0.2	\$ 0.2	\$ (0.4)
TOTAL REVENUE	\$ 15.3	\$ 15.3	\$ 14.6	\$ 14.8	\$ 15.6	\$ 16.1	\$ 16.8	\$ 17.6	\$ 16.5	\$ 17.9	\$ 160.4
CLOSING CASH BALANCE	\$ 31.0	\$ (2.3)	\$ (22.9)	\$ (13.6)	\$ (24.7)	\$ (23.6)	\$ (31.7)	\$ (20.1)	\$ (9.7)	\$ 2.0	

2024 Adjusted Charge Per Square Metre	\$0.96
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Allocation of Capital Program	
Residential Sector	74.0%
Non-Residential Sector	26.0%
Rates for 2024	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7

PUBLIC WORKS

APPENDIX B.7 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

Public Works in North Perth maintains roads, streets, sidewalks and municipal parking lots throughout the year. For the purposes of the development charges calculation, Services Related to a Highway: Public Works is deemed a Municipal-wide service that benefits the entire Municipality.

TABLE 1 2009-2023 HISTORICAL SERVICE LEVELS

The Public Works inventory includes three public works yards in Elma, Wallace, and Listowel. It also includes an MTO depot. The combined square footage totals 21,811 and is valued at \$8.51 million. These buildings sit on 6.28 hectares of land, which has a replacement value of \$3.14 million. Vehicles such as plows, pickup trucks and tractors total 42 in 2023 and are valued at \$11.28 million.

The total replacement value of public works infrastructure is \$22.86 million net of committed excess capacity. This produces a fifteen-year historical service level of \$1,093.19 per population and employment. The resulting maximum allowable funding envelope is \$9.13 million.

TABLE 2 2024-2033 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

Table 2 provides a summary of the development-related capital program for Public Works services. The gross capital program totals \$3.54 million and is largely related to the construction of a \$2.60 million centralized public works facility in 2030. The capital program also includes for the recovery of the existing negative reserve fund balance of about \$60,500 and the acquisition of new vehicles for a combined cost of \$875,000. There are no grants or contributions expected to offset the total cost of this program.

Recognizing that the new public works facility is mostly intended to centralize existing operations, a 75% (equal to \$1.95 million) benefit to existing/replacement share has been identified and this share of costs has been removed from the calculation. Additionally, the new Tandem Combo Truck will be a replacement and upgrade so a 50% (\$238,000) benefit

to existing/replacement share has been identified and this share of costs has been removed from the DC calculation. The total DC eligible costs are thus \$1.35 million, all of which is recoverable during the 2024 to 2033 period. This in-period DC eligible cost has been apportioned 74% to residential development and 26% non-residential development, based on the shares of 2024-2033 population and employment growth. The resulting unadjusted residential charge is \$154.23 per capita and the resulting unadjusted non-residential charge is \$2.22 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow and reserve fund analysis, the residential charge increases to \$155.95 per capita and the non-residential calculated charge increases to \$2.25 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Public Works development charge:

SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS SUMMARY						
15-year Hist.	2024 - 2033		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,093.19	\$3,535,552	\$1,348,052	\$154.23	\$2.22	\$155.95	\$2.25

APPENDIX B.7
TABLE 1

MUNICIPALITY OF NORTH PERTH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

BUILDINGS Facility Name	# of Square Feet															UNIT COST (\$/sq.ft.)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Elma Yard - Garage & Shed	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	\$390
Wallace Yard	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	\$390
Listowel Yard	6,511	6,511	6,511	6,511	6,511	6,511	6,511	6,511	6,511	6,511	6,511	6,511	6,511	6,511	6,511	6,511	\$390
MTO Depot - 245 McDonald St E	-	-	-	900	900	900	900	900	900	900	900	900	900	900	900	900	\$390
Total (acres)	20,911	20,911	20,911	21,811	21,811	21,811	21,811	21,811	21,811	21,811	21,811	21,811	21,811	21,811	21,811	21,811	
Total (\$000)	\$8,155.3	\$8,155.3	\$8,155.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	

LAND Facility Name	# of Hectares															UNIT COST (\$/ha)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Elma Yard - Garage & Shed	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$500,000
Wallace Yard	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	\$500,000
Listowel Yard	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	\$500,000
MTO Depot - 245 McDonald St E	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	\$500,000
Total (acres)	6.28	6.28	6.28	6.28	6.28	6.28	6.28	6.28	6.28	6.28	6.28	6.28	6.28	6.28	6.28	6.28	
Total (\$000)	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	

APPENDIX B.7
TABLE 1

MUNICIPALITY OF NORTH PERTH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

VEHICLES Description	# of Vehicles															UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Road Graders	4	4	4	4	4	5	5	5	5	5	5	5	5	5	5	\$649,000
Heavy Duty Plow	2	2	2	2	2	3	3	3	3	3	5	5	5	5	5	\$375,000
Medium Duty Plow	2	2	2	2	2	1	1	1	1	1	-	-	-	-	-	\$297,000
Light Duty Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$202,000
Pickup Trucks	6	6	6	6	6	10	10	10	10	10	11	10	9	10	12	\$75,000
1 Ton Trucks	4	4	4	4	4	4	4	4	4	4	4	4	4	2	3	\$937,000
Street Sweeper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$375,000
Loader Tractors	2	2	2	2	2	3	3	3	3	3	2	2	2	2	2	\$202,000
Backhoe Loader	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	\$202,000
Sidewalk Cleaner	1	1	1	1	1	2	2	2	2	2	2	2	3	3	3	\$202,000
Mobile Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$118,000
Line Painter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,000
Sidewalk Gringer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,000
Chipper	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$68,000
Front Loader Tractor	-	-	-	-	1	-	-	-	-	-	1	1	1	1	1	\$125,000
Mower						4	4	4	4	4	4	4	4	4	3	\$58,000
Wallace Yard Hoist	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Total (#)	29	29	29	29	30	40	40	40	40	40	42	41	41	40	42	
Total (\$000)	\$9,747.0	\$9,747.0	\$9,747.0	\$9,747.0	\$9,872.0	\$11,544.0	\$11,544.0	\$11,544.0	\$11,544.0	\$11,544.0	\$11,995.0	\$11,920.0	\$12,047.0	\$10,248.0	\$11,277.0	

APPENDIX B.7
TABLE 1

MUNICIPALITY OF NORTH PERTH
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	12,478	12,554	12,631	12,729	12,828	12,928	13,029	13,130	13,580	14,045	14,526	15,024	15,538	16,107	16,697
Historical Employment	6,672	6,618	6,565	6,612	6,659	6,706	6,754	6,801	6,814	6,827	6,840	6,853	6,865	7,059	7,259
Total Historical Population & Employment	19,150	19,172	19,196	19,341	19,487	19,634	19,783	19,931	20,394	20,872	21,366	21,877	22,403	23,166	23,956

INVENTORY SUMMARY (\$000)

Buildings	\$8,155.3	\$8,155.3	\$8,155.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3	\$8,506.3
Land	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0	\$3,140.0
Vehicles	\$9,747.0	\$9,747.0	\$9,747.0	\$9,747.0	\$9,872.0	\$11,544.0	\$11,544.0	\$11,544.0	\$11,544.0	\$11,544.0	\$11,995.0	\$11,920.0	\$12,047.0	\$10,248.0	\$11,277.0
Committed Excess Capacity (Reserve Adj.)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$60.6)	(\$60.6)	(\$60.6)	(\$60.6)	(\$60.6)
Total (\$000)	\$21,042.3	\$21,042.3	\$21,042.3	\$21,393.3	\$21,518.3	\$23,190.3	\$23,190.3	\$23,190.3	\$23,190.3	\$23,190.3	\$23,580.7	\$23,505.7	\$23,632.7	\$21,833.7	\$22,862.7

SERVICE LEVEL (\$/pop. and emp.)																Average Service Level
Buildings	\$425.86	\$425.38	\$424.84	\$439.81	\$436.51	\$433.24	\$429.98	\$426.79	\$417.10	\$407.55	\$398.12	\$388.82	\$379.69	\$367.19	\$355.08	\$410.40
Land	\$163.97	\$163.78	\$163.58	\$162.35	\$161.13	\$159.93	\$158.72	\$157.54	\$153.97	\$150.44	\$146.96	\$143.53	\$140.16	\$135.54	\$131.07	\$152.85
Vehicles	\$508.98	\$508.40	\$507.76	\$503.96	\$506.59	\$587.96	\$583.53	\$579.20	\$566.05	\$553.09	\$561.41	\$544.86	\$537.74	\$442.37	\$470.74	\$530.84
Committed Excess Capacity (Reserve Adj.)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2.83)	(\$2.77)	(\$2.70)	(\$2.61)	(\$2.53)	\$ (0.90)
Total (\$/pop and emp)	\$1,098.81	\$1,097.55	\$1,096.18	\$1,106.11	\$1,104.24	\$1,181.13	\$1,172.23	\$1,163.53	\$1,137.11	\$1,111.07	\$1,103.66	\$1,074.45	\$1,054.89	\$942.49	\$954.36	\$1,093.19

MUNICIPALITY OF NORTH PERTH
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC WORKS

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$1,093.19
Net Population & Employment Growth 2024 - 2033	8,352
Maximum Allowable Funding Envelope	\$9,130,323

APPENDIX B.7
TABLE 2

MUNICIPALITY OF NORTH PERTH
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	Post 2033
7.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS										
7.1 Recovery of Negative Reserve Fund	2024	\$ 60,552	\$ -	\$ 60,552	0%	\$ -	\$ 60,552	\$ -	\$ 60,552	\$ -
7.2 Buildings										
7.2.1 Centralized Public Works Facility	2030	\$ 2,600,000	\$ -	\$ 2,600,000	75%	\$ 1,950,000	\$ 650,000	\$ -	\$ 650,000	\$ -
Subtotal Buildings		\$ 2,600,000	\$ -	\$ 2,600,000		\$ 1,950,000	\$ 650,000	\$ -	\$ 650,000	\$ -
7.3 Vehicles and Equipment										
7.3.1 Tandem Combo Truck	2026	\$ 475,000	\$ -	\$ 475,000	50%	\$ 237,500	\$ 237,500	\$ -	\$ 237,500	\$ -
7.3.2 Sidewalk Plow Truck	2029	\$ 225,000	\$ -	\$ 225,000	0%	\$ -	\$ 225,000	\$ -	\$ 225,000	\$ -
7.3.3 Provision for Other Road Service Vehicles	Various	\$ 175,000	\$ -	\$ 175,000	0%	\$ -	\$ 175,000	\$ -	\$ 175,000	\$ -
Subtotal Vehicles and Equipment		\$ 875,000	\$ -	\$ 875,000		\$ 237,500	\$ 637,500	\$ -	\$ 637,500	\$ -
TOTAL PUBLIC WORKS		\$ 3,535,552	\$ -	\$ 3,535,552		\$ 2,187,500	\$ 1,348,052	\$ -	\$ 1,348,052	\$ -

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	74%	\$997,559
10-Year Growth in Population in New Units		6,468
Unadjusted Development Charge Per Capita		\$154.23
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	26%	\$350,494
10-Year Growth in Square Metres		158,170
Unadjusted Development Charge Per Square Metre		\$2.22

2024 - 2033 Net Funding Envelope	\$9,130,323
Reserve Fund Balance	
Balance as at December 31, 2023	(\$60,552)

APPENDIX B.7

TABLE 3

MUNICIPALITY OF NORTH PERTH
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS
 RESIDENTIAL DEVELOPMENT CHARGE
 (in \$000)

SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE	\$ (44.8)	\$ 42.5	\$ 140.0	\$ 60.5	\$ 152.1	\$ 252.9	\$ 175.6	\$ (266.0)	\$ (165.4)	\$ (87.4)	
2024 - 2033 RESIDENTIAL FUNDING REQUIREMENTS											
- Services Related To A Highway: Public Works: Non Inflated	\$ 13.0	\$ 13.0	\$ 188.7	\$ 13.0	\$ 13.0	\$ 179.5	\$ 494.0	\$ 13.0	\$ 13.0	\$ 13.0	\$ 952.8
- Services Related To A Highway: Public Works: Inflated	\$ 13.0	\$ 13.2	\$ 196.3	\$ 13.7	\$ 14.0	\$ 198.1	\$ 556.3	\$ 14.9	\$ 15.2	\$ 15.5	\$ 1,050.2
- Prior Growth	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	649	676	704	614	639	664	686	715	552	569	6,468
REVENUE											
- DC Receipts: Inflated	\$ 101.2	\$ 107.5	\$ 114.2	\$ 101.6	\$ 107.9	\$ 114.3	\$ 120.5	\$ 128.1	\$ 100.9	\$ 106.0	\$ 1,102.2
INTEREST											
- Interest on Opening Balance	\$ (2.5)	\$ 1.5	\$ 4.9	\$ 2.1	\$ 5.3	\$ 8.9	\$ 6.1	\$ (14.6)	\$ (9.1)	\$ (4.8)	\$ (2.2)
- Interest on In-year Transactions	\$ 1.5	\$ 1.7	\$ (2.3)	\$ 1.5	\$ 1.6	\$ (2.3)	\$ (12.0)	\$ 2.0	\$ 1.5	\$ 1.6	\$ (5.1)
TOTAL REVENUE	\$ 100.3	\$ 110.7	\$ 116.9	\$ 105.3	\$ 114.8	\$ 120.9	\$ 114.6	\$ 115.4	\$ 93.3	\$ 102.8	\$ 1,095.0
CLOSING CASH BALANCE	\$ 42.5	\$ 140.0	\$ 60.5	\$ 152.1	\$ 252.9	\$ 175.6	\$ (266.0)	\$ (165.4)	\$ (87.4)	\$ 0.0	

2024 Adjusted Charge Per Capita	\$155.95
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Allocation of Capital Program	
Residential Sector	74.0%
Non-Residential Sector	26.0%
Rates for 2024	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7

TABLE 3

MUNICIPALITY OF NORTH PERTH
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS
 NON-RESIDENTIAL DEVELOPMENT CHARGE
 (in \$000)

SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE	\$ (15.7)	\$ 11.9	\$ 42.4	\$ 9.8	\$ 43.0	\$ 79.2	\$ 52.3	\$ (102.8)	\$ (68.2)	\$ (35.9)	
2024 - 2033 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Services Related To A Highway: Public Works: Non Inflated	\$ 4.6	\$ 4.6	\$ 66.3	\$ 4.6	\$ 4.6	\$ 63.1	\$ 173.6	\$ 4.6	\$ 4.6	\$ 4.6	\$ 334.8
- Services Related To A Highway: Public Works: Inflated	\$ 4.6	\$ 4.6	\$ 69.0	\$ 4.8	\$ 4.9	\$ 69.6	\$ 195.4	\$ 5.2	\$ 5.3	\$ 5.4	\$ 369.0
- Prior Growth	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	14,492	14,885	15,290	15,577	15,993	16,422	16,862	17,315	15,482	15,852	158,170
REVENUE											
- DC Receipts: Inflated	\$ 32.6	\$ 34.2	\$ 35.8	\$ 37.2	\$ 38.9	\$ 40.8	\$ 42.7	\$ 44.7	\$ 40.8	\$ 42.6	\$ 390.4
INTEREST											
- Interest on Opening Balance	\$ (0.9)	\$ 0.4	\$ 1.5	\$ 0.3	\$ 1.5	\$ 2.8	\$ 1.8	\$ (5.7)	\$ (3.8)	\$ (2.0)	\$ (3.9)
- Interest on In-year Transactions	\$ 0.5	\$ 0.5	\$ (0.9)	\$ 0.6	\$ 0.6	\$ (0.8)	\$ (4.2)	\$ 0.7	\$ 0.6	\$ 0.7	\$ (1.8)
TOTAL REVENUE	\$ 32.2	\$ 35.1	\$ 36.4	\$ 38.1	\$ 41.1	\$ 42.8	\$ 40.4	\$ 39.8	\$ 37.7	\$ 41.3	\$ 384.7
CLOSING CASH BALANCE	\$ 11.9	\$ 42.4	\$ 9.8	\$ 43.0	\$ 79.2	\$ 52.3	\$ (102.8)	\$ (68.2)	\$ (35.9)	\$ (0.0)	

2024 Adjusted Charge Per Square Metre	\$2.25
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Allocation of Capital Program	
Residential Sector	74.0%
Non-Residential Sector	26.0%
Rates for 2024	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.8

SERVICES RELATED TO A HIGHWAY:

ROADS & RELATED

APPENDIX B.8: SERVICES RELATED TO A HIGHWAY: ROADS & RELATED

Services Related to a Highway: Roads and Related infrastructure is deemed a Municipal-wide service that benefits the entire Municipality.

TABLE 1 2009-2024 HISTORICAL SERVICE LEVELS

The Roads & Related inventory includes five kilometers of urban arterial roads and 441 kilometers of collector roads. The total replacement value of this infrastructure is \$398.94 million net of committed excess capacity. This produces a fifteen-year historical service level of \$19,370.21 per population and employment. The resulting maximum allowable funding envelope is \$161.78 million.

TABLE 2 2024 – 2033 DEVELOPMENT-RELATED CAPITAL PROGRAM

Table 2 provides a summary of the development-related capital program for Roads and Related services. The gross Roads and Related capital program totals \$47.45 million. This includes for the recovery of the existing negative reserve fund balance of about \$526,700, \$4.49 million in pedestrian networks, \$359,000 in cycling networks, \$41.73 million for various roads constructions, expansions, widening, resurfacings, upgrades, and reconstructions, and \$350,000 for development related studies.

One offsetting grant and contributions is expected: \$900,000 for the road widening 23 at Westwood which brings the net municipal cost down to \$46.55 million. Approximately, another \$25.71 million is removed from the calculation due to benefit to existing and replacement shares. The rural and urban paving programs have large replacement shares of 90%, pedestrian and cycling projects have a benefit to existing share of 75%, and several other projects have replacement shares ranging from 10% to 75%. The resulting total DC eligible cost is \$20.84 million.

The portion of projects expected to benefit development beyond 2033 have been removed from the calculation. These costs, which total \$1.18 million, may be recoverable under future DC by-laws. The remaining \$19.66 million are the DC costs eligible for recovery between 2024 and 2033.

TABLE 3 CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

Tables 3 displays the DC recoverable costs apportioned to the residential and non-residential sectors: 74% to residential and 26% to the non-residential, based on shares of anticipated shares of population and employment growth to 2033. The residential sector’s share of \$14.55 million in development-related net capital costs yields an “unadjusted” development charge of \$2,249.64 per capita. The non-residential sector’s share of \$5.11 million in development-related net capital costs resulting in an unadjusted charge of \$32.32 per square metre of GFA for the non-residential sector.

TABLE 4 CASH FLOW ANALYSIS

After cash flow and reserve fund analysis, the residential charge decreases to \$2,410.60 per capita and the non-residential charge decreases to \$34.88 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Roads and Related development charge:

SERVICES RELATED TO A HIGHWAY: ROADS & RELATED SUMMARY					
2024 - 2033		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$47,453,512	\$19,663,109	\$2,249.64	\$32.32	\$2,410.60	\$34.88

APPENDIX B.8
TABLE 1

MUNICIPALITY OF NORTH PERTH
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED

ROADS Road Type	# of Kilometers															UNIT COST (\$/km)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Arterial Roads																
Rural Paved	20	20	20	20	20	-	-	-	-	-	-	-	-	-	-	-
Urban	10	10	10	10	10	5	5	5	5	5	5	5	5	5	5	5
Collector Roads																
Urban	48	48	48	50	50	59	59	59	59	59	59	59	59	59	59	59
Rural Paved	93	93	93	93	93	110	110	110	110	110	110	110	110	110	110	110
Rural Gravel	276	276	276	276	276	272	272	272	272	272	272	272	272	272	272	272
Total (km)	447	447	447	449	449	446	446	446	446	446	446	446	446	446	446	446
Total (\$000)	\$395,190.0	\$395,190.0	\$395,190.0	\$398,650.0	\$398,650.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0

**APPENDIX B.8
TABLE 1**

**MUNICIPALITY OF NORTH PERTH
CALCULATION OF SERVICE LEVELS
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	12,478	12,554	12,631	12,729	12,828	12,928	13,029	13,130	13,580	14,045	14,526	15,024	15,538	16,107	16,697
Historical Employment	<u>6,672</u>	<u>6,618</u>	<u>6,565</u>	<u>6,612</u>	<u>6,659</u>	<u>6,706</u>	<u>6,754</u>	<u>6,801</u>	<u>6,814</u>	<u>6,827</u>	<u>6,840</u>	<u>6,853</u>	<u>6,865</u>	<u>7,059</u>	<u>7,259</u>
Total Historical Population & Employment	19,150	19,172	19,196	19,341	19,487	19,634	19,783	19,931	20,394	20,872	21,366	21,877	22,403	23,166	23,956

INVENTORY SUMMARY (\$000)

Roads	\$395,190.0	\$395,190.0	\$395,190.0	\$398,650.0	\$398,650.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0
Committed Excess Capacity (Reserve Adj.)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$526.7)	(\$526.7)	(\$526.7)	(\$526.7)	(\$526.7)
Total (\$000)	\$395,190.0	\$395,190.0	\$395,190.0	\$398,650.0	\$398,650.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,940.0	\$398,413.3	\$398,413.3	\$398,413.3	\$398,413.3	\$398,413.3

SERVICE LEVEL (\$/pop. and emp.)

																Average Service Level
Roads	\$20,636.55	\$20,612.87	\$20,587.10	\$20,611.65	\$20,457.23	\$20,318.83	\$20,165.80	\$20,016.06	\$19,561.64	\$19,113.65	\$18,671.72	\$18,235.59	\$17,807.44	\$17,220.93	\$16,653.03	\$19,378.01
Roads	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$24.65)	(\$24.07)	(\$23.51)	(\$22.74)	(\$21.99)	\$ (7.80)
Total (\$/pop and emp)	\$20,636.55	\$20,612.87	\$20,587.10	\$20,611.65	\$20,457.23	\$20,318.83	\$20,165.80	\$20,016.06	\$19,561.64	\$19,113.65	\$18,647.07	\$18,211.52	\$17,783.93	\$17,198.19	\$16,631.05	\$19,370.21

**MUNICIPALITY OF NORTH PERTH
CALCULATION OF MAXIMUM ALLOWABLE
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED**

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$19,370.21
Net Population & Employment Growth 2024 - 2033	8,352
Maximum Allowable Funding Envelope	#####

APPENDIX B.8
TABLE 2

MUNICIPALITY OF NORTH PERTH
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED

NO.	Infrastructure Requirement	EUL	Timing	Estimated Project Costs									
				Gross Cost	Other Contributions	Net Municipal Cost	Benefit to Existing Share	Total DC Eligible Cost	Available DC Reserves	Net Growth-Related	Post Period %	Post Period Allocation ¹	
Municipal-Wide Roads Projects													
1	Recovery of Negative Reserve Fund Balance	0	2024 - 2024	\$ 526,682	\$ -	\$ 526,682	0%	\$ -	\$ 526,682	\$ -	\$ 526,682	0%	\$ -
2	Pedestrian Network - Listowel Urban Area	30	2024 - 2033	\$ 2,991,500	\$ -	\$ 2,991,500	75%	\$ 2,243,625	\$ 747,875	\$ -	\$ 747,875	0%	\$ -
3	Pedestrian Network - Monkton Urban Area	30	2024 - 2033	\$ 503,500	\$ -	\$ 503,500	75%	\$ 377,625	\$ 125,875	\$ -	\$ 125,875	0%	\$ -
4	Pedestrian Network - Atwood Urban Area	30	2024 - 2033	\$ 992,800	\$ -	\$ 992,800	75%	\$ 744,600	\$ 248,200	\$ -	\$ 248,200	0%	\$ -
5	Cycling Network - Rural Area/Listowel Urban Area	30	2024 - 2033	\$ 359,400	\$ -	\$ 359,400	75%	\$ 269,550	\$ 89,850	\$ -	\$ 89,850	0%	\$ -
6	Proposed Truck Route	30	2024 - 2028	\$ 10,500,000	\$ -	\$ 10,500,000	25%	\$ 2,625,000	\$ 7,875,000	\$ -	\$ 6,693,750	15%	\$ 1,181,250
7	Atwood Phase 2	30	2025 - 2025	\$ 1,900,000	\$ -	\$ 1,900,000	67%	\$ 1,273,000	\$ 627,000	\$ -	\$ 627,000	0%	\$ -
8	Louise Ave North Const	30	2024 - 2024	\$ 22,000	\$ -	\$ 22,000	75%	\$ 16,500	\$ 5,500	\$ -	\$ 5,500	0%	\$ -
9	Elm Ave North (Main to Elizabeth)	30	2024 - 2024	\$ 105,000	\$ -	\$ 105,000	75%	\$ 78,750	\$ 26,250	\$ -	\$ 26,250	0%	\$ -
10	Tremaine Ave South	30	2024 - 2025	\$ 4,048,000	\$ -	\$ 4,048,000	25%	\$ 1,012,000	\$ 3,036,000	\$ -	\$ 3,036,000	0%	\$ -
11	Road Widening 23 at Westwood	30	2024 - 2024	\$ 900,000	\$ 900,000	\$ -	50%	\$ -	\$ -	\$ -	\$ -	0%	\$ -
12	Victoria Ave N - Main to Tanner	30	2024 - 2026	\$ 4,010,000	\$ -	\$ 4,010,000	75%	\$ 3,007,500	\$ 1,002,500	\$ -	\$ 1,002,500	0%	\$ -
13	Winston & Winston Blvd - Wall	30	2031 - 2033	\$ 947,000	\$ -	\$ 947,000	75%	\$ 710,250	\$ 236,750	\$ -	\$ 236,750	0%	\$ -
14	Barber St Storm Trunk Upgrades	30	2024 - 2029	\$ 975,000	\$ -	\$ 975,000	38%	\$ 365,625	\$ 609,375	\$ -	\$ 609,375	0%	\$ -
15	McDonald St West Reconstruction	30	2024 - 2026	\$ 1,481,000	\$ -	\$ 1,481,000	50%	\$ 740,500	\$ 740,500	\$ -	\$ 740,500	0%	\$ -
16	Walton Ave - Campbell Rhine	30	2027 - 2030	\$ 3,280,000	\$ -	\$ 3,280,000	50%	\$ 1,640,000	\$ 1,640,000	\$ -	\$ 1,640,000	0%	\$ -
	Davidson Roads	30	2025 - 2027	\$ 730,910	\$ -	\$ 730,910	25%	\$ 182,727	\$ 548,182	\$ -	\$ 548,182	0%	\$ -
17	Yearly Asphalt Resurfacing	30	2024 - 2033	\$ 5,250,000	\$ -	\$ 5,250,000	90%	\$ 4,725,000	\$ 525,000	\$ -	\$ 525,000	0%	\$ -
18	Pavement Preservation And Resurfacing	30	2025 - 2033	\$ 2,385,000	\$ -	\$ 2,385,000	90%	\$ 2,146,500	\$ 238,500	\$ -	\$ 238,500	0%	\$ -
19	Rural Road Rebuilds Rd. 140	30	2026 - 2033	\$ 3,906,000	\$ -	\$ 3,906,000	90%	\$ 3,515,400	\$ 390,600	\$ -	\$ 390,600	0%	\$ -
20	Land Acquisition and Road Widening - Macdonald	0	2024 - 2033	\$ 499,000	\$ -	\$ 499,000	0%	\$ -	\$ 499,000	\$ -	\$ 499,000	0%	\$ -
21	Land Acquisition and Road Widening - Widening along 84 east (2X2km)	0	2024 - 2033	\$ 395,360	\$ -	\$ 395,360	0%	\$ -	\$ 395,360	\$ -	\$ 395,360	0%	\$ -
22	Land Acquisition and Road Widening - Widening along 87 west (2X2km)	0	2024 - 2033	\$ 395,360	\$ -	\$ 395,360	0%	\$ -	\$ 395,360	\$ -	\$ 395,360	0%	\$ -
23	Development-Related Studies	0	2024 - 2033	\$ 350,000	\$ -	\$ 350,000	10%	\$ 35,000	\$ 315,000	\$ -	\$ 315,000	0%	\$ -
Subtotal Municipal-Wide Roads Projects				\$ 47,453,512	\$ 900,000	\$ 46,553,512		\$ 25,709,152	\$ 20,844,359	\$ -	\$ 19,663,109		\$ 1,181,250

APPENDIX B.8

TABLE 3

MUNICIPALITY OF NORTH PERTH
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED 2024-2033

10-Year Growth in Population in New Units	6,468
Employment Growth	2,270
10-Year Growth in Square Meters	158,170

	Growth-Related Capital Forecast									
	Gross Project Cost (\$000)	Grants and Subsidies (\$000)	Benefit to Existing Share (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share		Non-Residential Share	
							%	\$000	%	\$000
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED 2024-2033 Municipal-Wide Roads Projects	\$47,453.51	\$900.00	\$25,709.15	\$0.00	\$1,181.25	\$19,663.11	74%	\$14,550.70	26%	\$5,112.41
TOTAL SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED 2024-2033	\$47,453.51	\$900.00	\$25,709.15	\$0.00	\$1,181.25	\$19,663.11		\$14,550.70		\$5,112.41
Unadjusted Development Charge Per Capita (\$)								\$2,249.64		
Unadjusted Development Charge Per Sq. M. (\$)										\$32.32

APPENDIX B.8
TABLE 4

MUNICIPALITY OF NORTH PERTH
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

SERVICES RELATED TO A HIGHWAY: ROADS & RELATED	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE (\$000)	\$ (389.7)	\$ (1,773.0)	\$ (3,815.2)	\$ (4,278.4)	\$ (4,870.6)	\$ (5,285.2)	\$ (4,543.5)	\$ (3,593.3)	\$ (2,198.8)	\$ (1,164.3)	
2024 to 2033 RESIDENTIAL FUNDING REQUIREMENTS											
Services Related To A Highway: Roads & Related: Non Inflated	\$ 2,889.9	\$ 3,485.2	\$ 1,934.0	\$ 1,807.5	\$ 1,672.2	\$ 681.6	\$ 606.4	\$ 361.4	\$ 361.4	\$ 361.4	\$ 14,161.0
Services Related To A Highway: Roads & Related: Inflated	\$ 2,889.9	\$ 3,554.9	\$ 2,012.1	\$ 1,918.1	\$ 1,810.1	\$ 752.5	\$ 682.9	\$ 415.1	\$ 423.5	\$ 431.9	\$ 14,891.0
Prior Growth	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	649	676	704	614	639	664	686	715	552	569	6,468
REVENUE											
- DC Receipts: Inflated	\$ 1,564.5	\$ 1,662.2	\$ 1,765.6	\$ 1,570.7	\$ 1,667.3	\$ 1,767.2	\$ 1,862.3	\$ 1,979.9	\$ 1,559.1	\$ 1,639.2	\$ 17,038.0
INTEREST											
- Interest on Opening Balance	\$ (21.4)	\$ (97.5)	\$ (209.8)	\$ (235.3)	\$ (267.9)	\$ (290.7)	\$ (249.9)	\$ (197.6)	\$ (120.9)	\$ (64.0)	\$ (1,755.2)
- Interest on In-year Transactions	\$ (36.4)	\$ (52.0)	\$ (6.8)	\$ (9.6)	\$ (3.9)	\$ 17.8	\$ 20.6	\$ 27.4	\$ 19.9	\$ 21.1	\$ (2.0)
TOTAL REVENUE	\$ 1,506.6	\$ 1,512.6	\$ 1,549.0	\$ 1,325.8	\$ 1,395.5	\$ 1,494.3	\$ 1,633.0	\$ 1,809.6	\$ 1,458.0	\$ 1,596.3	\$ 15,280.9
CLOSING CASH BALANCE	\$ (1,773.0)	\$ (3,815.2)	\$ (4,278.4)	\$ (4,870.6)	\$ (5,285.2)	\$ (4,543.5)	\$ (3,593.3)	\$ (2,198.8)	\$ (1,164.3)	\$ 0.1	

2024 Adjusted Charge Per Capita	\$2,410.60
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Allocation of Capital Program	
Residential Sector	74.0%
Non-Residential Sector	26.0%
Rates for 2024	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.8
TABLE 4

MUNICIPALITY OF NORTH PERTH
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

SERVICES RELATED TO A HIGHWAY: ROADS & RELATED	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE (\$000)	\$ (136.9)	\$ (668.4)	\$ (1,444.5)	\$ (1,680.3)	\$ (1,872.8)	\$ (2,008.9)	\$ (1,745.0)	\$ (1,411.3)	\$ (931.6)	\$ (490.5)	
2024 to 2033 NON-RESIDENTIAL FUNDING REQUIREMENTS											
Services Related To A Highway: Roads & Related: Non Inflated	\$ 1,015.4	\$ 1,224.5	\$ 679.5	\$ 635.1	\$ 587.5	\$ 239.5	\$ 213.1	\$ 127.0	\$ 127.0	\$ 127.0	\$ 4,975.5
Services Related To A Highway: Roads & Related: Inflated	\$ 1,015.4	\$ 1,249.0	\$ 707.0	\$ 673.9	\$ 636.0	\$ 264.4	\$ 239.9	\$ 145.9	\$ 148.8	\$ 151.8	\$ 5,232.0
Prior Growth	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	14,492	14,885	15,290	15,577	15,993	16,422	16,862	17,315	15,482	15,852	158,170
REVENUE											
- DC Receipts: Inflated	\$ 505.4	\$ 529.5	\$ 554.8	\$ 576.5	\$ 603.8	\$ 632.3	\$ 662.3	\$ 693.6	\$ 632.6	\$ 660.7	\$ 6,051.5
INTEREST											
- Interest on Opening Balance	\$ (7.5)	\$ (36.8)	\$ (79.4)	\$ (92.4)	\$ (103.0)	\$ (110.5)	\$ (96.0)	\$ (77.6)	\$ (51.2)	\$ (27.0)	\$ (681.5)
- Interest on In-year Transactions	\$ (14.0)	\$ (19.8)	\$ (4.2)	\$ (2.7)	\$ (0.9)	\$ 6.4	\$ 7.4	\$ 9.6	\$ 8.5	\$ 8.9	\$ (0.8)
TOTAL REVENUE	\$ 483.8	\$ 472.9	\$ 471.2	\$ 481.4	\$ 499.9	\$ 528.2	\$ 573.7	\$ 625.6	\$ 589.8	\$ 642.6	\$ 5,369.3
CLOSING CASH BALANCE	\$ (668.4)	\$ (1,444.5)	\$ (1,680.3)	\$ (1,872.8)	\$ (2,008.9)	\$ (1,745.0)	\$ (1,411.3)	\$ (931.6)	\$ (490.5)	\$ 0.3	

2024 Adjusted Charge Per Capita

\$34.88

Allocation of Capital Program

Residential Sector	74.0%
Non-Residential Sector	26.0%

Rates for 2024

Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C
ENGINEERED SERVICES
TECHNICAL APPENDIX

APPENDIX C – ENGINEERED SERVICES

TECHNICAL APPENDIX

The following appendix provides the detailed analysis undertaken to establish the development charge rates for each of the engineered services under the Municipality's 2024 Development Charges Background Study. Three services have been analysed as part of the study:

Appendix C.1 Water Services

Appendix C.2 Wastewater Services

Appendix C.3 Stormwater Drainage and Control Services

Water Services are charged in the urban areas of Listowel, Atwood, and Wallace Ward.

Wastewater Services are charged in the urban areas of Listowel and Atwood.

Stormwater Drainage and Control Services are charged in the Listowel South East Drainage Area.

Key maps outlining the service area boundaries are included below as Figures 1 through 6.

A 23-year development forecast, from 2024 to 2046, has been used to calculate the development charges for Water, Wastewater, and Stormwater Drainage and Control Services. The cost and description of the projects included in the capital program for these services have been developed by Municipal staff with assistance from the consulting team.

Further details on the development forecasts and development charge methodology for the engineered services are set out in Appendix A and introduced in Appendix B. The tables in this Appendix provide the background data and analysis undertaken to arrive at the calculated development charge rates for these services.

APPENDIX C.1

WATER SERVICES

APPENDIX C.1: WATER SERVICES

TABLE 1 2024 – 2046 DEVELOPMENT-RELATED CAPITAL PROGRAM

Table 1 provides a summary of the development-related capital program for Water Services to 2046.

As shown in Table 1, the gross Water Services capital program totals \$15.82 million. This includes \$15.34 million for water facilities projects (and associated EA studies) that will add two additional wells and two water towers (one in Atwood and one in Listowel). In addition, \$455,000 is allocated for servicing plans in Atwood and Listowel, a Master Servicing Plan, and the Water share (50% of the cost) of a new water truck.

There are no offsetting grants or contributions expected and there is no benefit to existing share of costs as the projects are required entirely to facilitate new development, so the net municipal cost remains \$15.82 million.

The existing reserve fund balance of about \$170,000 has been applied to the project occurring earliest in the forecast period. It should be noted that a portion, \$2.92 million, of the water facility projects are deemed to benefit development outside the planning period and will be considered for recovery in subsequent DC Studies. This post period share accounts for about 20% of Well No. 7, the Listowel Water Tower, and the Atwood Water Tower. The remaining \$12.73 million is the 2024-2046 development-related net capital cost.

TABLE 2 CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

Tables 2 displays the DC recoverable costs apportioned to the residential and non-residential sectors: 74% to residential and 26% to the non-residential, based on shares of anticipated shares of population and employment growth to 2046. The residential sector's share of \$9.42 million in development-related net capital costs yields an "unadjusted" development charge of \$733.40 per capita. The non-residential sector's share of \$3.31 million in development-related net capital costs results in an unadjusted charge of \$9.89 per square metre of GFA for the non-residential sector.

TABLE 3 CASH FLOW ANALYSIS

After cash flow and reserve fund analysis, the residential charge decreases to \$716.87 per capita and the non-residential calculated charge decreases to \$9.75 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Water Services development charge:

WATER SERVICES SUMMARY					
2024 - 2046		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$15,818,000	\$12,727,406	\$733.40	\$9.89	\$716.87	\$9.75

APPENDIX C.1

TABLE 1

MUNICIPALITY OF NORTH PERTH
DEVELOPMENT-RELATED CAPITAL PROGRAM
WATER SERVICES

NO.	Infrastructure Requirement	Timing	Estimated Project Costs								
			Gross Cost	Grants/ Subsidies and other Recoveries	Net Municipal Cost	Benefit to Existing Share		Total DC Eligible Cost	Available DC Reserves	Net Growth Related	Post Period Allocation
Water Facilities											
1	Class EA for Well (Atwood)	2024 - 2024	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
2	Class EA for Well (Well No. 7)	2025 - 2025	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -
3	Additional Well (Well No. 7)	2036 - 2041	\$ 3,425,000	\$ -	\$ 3,425,000	0%	\$ -	\$ 3,425,000	\$ -	\$ 2,740,000	\$ 685,000
4	Additional Water Tower (Listowel)	2031 - 2036	\$ 5,589,000	\$ -	\$ 5,589,000	0%	\$ -	\$ 5,589,000	\$ -	\$ 4,471,200	\$ 1,117,800
5	Additional Well (Atwood)	2036 - 2041	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
6	Additional Water Tower (Atwood)	2036 - 2041	\$ 5,589,000	\$ -	\$ 5,589,000	0%	\$ -	\$ 5,589,000	\$ -	\$ 4,471,200	\$ 1,117,800
Subtotal Water Facilities			\$ 15,363,000	\$ -	\$ 15,363,000		\$ -	\$ 15,363,000	\$ -	\$ 12,442,400	\$ 2,920,600
Studies and Vehicles											
1	Atwood and Listowel Master Servicing Plan	2024 - 2024	\$ 230,000	\$ -	\$ 230,000	0%	\$ -	\$ 230,000	\$ 169,994	\$ 60,006	\$ -
2	Master Servicing Plan Update	2033 - 2033	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
3	One Tonne Water Truck (shared Water/WW)	2024 - 2046	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -
Subtotal Studies and Vehicles			\$ 455,000	\$ -	\$ 455,000		\$ -	\$ 455,000	\$ 169,994	\$ 285,006	\$ -
Subtotal Water Projects			\$ 15,818,000	\$ -	\$ 15,818,000		\$ -	\$ 15,818,000	\$ 169,994	\$ 12,727,406	\$ 2,920,600

APPENDIX C.1

TABLE 2

MUNICIPALITY OF NORTH PERTH
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 WATER 2024-2046

23-Year Growth in Population in New Units	12,842
Employment Growth	4,532
23-Year Growth in Square Meters	334,460

	Growth-Related Capital Forecast						Residential Share		Non-Residential Share	
	Gross Project Cost (\$000)	Grants & Subsidies Contributions (\$000)	Benefit to Existing Share (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	%	\$000	%	\$000
	WATER 2024-2046									
Water Facilities	\$15,363.00	\$0.00	\$0.00	\$0.00	\$2,920.60	\$12,442.40	74%	\$9,207.38	26%	\$3,235.02
Studies and Vehicles	\$455.00	\$0.00	\$0.00	\$169.99	\$0.00	\$285.01	74%	\$210.90	26%	\$74.10
TOTAL WATER 2024-2046	\$15,818.00	\$0.00	\$0.00	\$169.99	\$2,920.60	\$12,727.41		\$9,418.28		\$3,309.13
Unadjusted Development Charge Per Capita (\$)								\$733.40		
Unadjusted Development Charge Per Sq. M. (\$)										\$9.89

APPENDIX C.1

TABLE 3

MUNICIPALITY OF NORTH PERTH
WATER 2024-2046
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WATER: RESIDENTIAL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
OPENING CASH BALANCE (\$000)	\$ 125.8	\$ 377.7	\$ 731.1	\$ 1,280.7	\$ 1,790.5	\$ 2,348.0	\$ 2,954.1	\$ 3,610.9	\$ 3,677.6	\$ 3,608.1	\$ 3,410.1	\$ 3,359.2
2024 to 2046 RESIDENTIAL FUNDING REQUIREMENTS												
Water: Residential: Non Inflated	\$ 91.2	\$ 150.4	\$ 2.4	\$ 2.4	\$ 2.4	\$ 2.4	\$ 2.4	\$ 553.9	\$ 553.9	\$ 664.9	\$ 553.9	\$ 553.9
Water: Residential: Inflated	\$ 91.2	\$ 153.4	\$ 2.5	\$ 2.6	\$ 2.6	\$ 2.7	\$ 2.7	\$ 636.2	\$ 648.9	\$ 794.6	\$ 675.2	\$ 688.7
Prior Growth	\$ 125.8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEW RESIDENTIAL DEVELOPMENT												
- Population Growth in New Units	639	667	694	604	630	654	677	702	543	559	583	603
REVENUE												
- DC Receipts: Inflated	\$ 458.1	\$ 487.7	\$ 517.6	\$ 459.5	\$ 488.9	\$ 517.6	\$ 546.6	\$ 578.1	\$ 456.1	\$ 478.9	\$ 509.5	\$ 537.5
INTEREST												
- Interest on Opening Balance	\$ 4.4	\$ 13.2	\$ 25.6	\$ 44.8	\$ 62.7	\$ 82.2	\$ 103.4	\$ 126.4	\$ 128.7	\$ 126.3	\$ 119.4	\$ 117.6
- Interest on In-year Transactions	\$ 6.4	\$ 5.8	\$ 9.0	\$ 8.0	\$ 8.5	\$ 9.0	\$ 9.5	\$ (1.6)	\$ (5.3)	\$ (8.7)	\$ (4.6)	\$ (4.2)
TOTAL REVENUE	\$ 468.9	\$ 506.8	\$ 552.2	\$ 512.3	\$ 560.1	\$ 608.8	\$ 659.5	\$ 702.9	\$ 579.5	\$ 596.5	\$ 624.3	\$ 650.9
CLOSING CASH BALANCE	\$ 377.7	\$ 731.1	\$ 1,280.7	\$ 1,790.5	\$ 2,348.0	\$ 2,954.1	\$ 3,610.9	\$ 3,677.6	\$ 3,608.1	\$ 3,410.1	\$ 3,359.2	\$ 3,321.5

APPENDIX C.1

TABLE 3

MUNICIPALITY OF NORTH PERTH
WATER 2024-2046
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WATER: RESIDENTIAL	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTAL
OPENING CASH BALANCE (\$000)	\$ 3,321.5	\$ 2,058.6	\$ 1,322.6	\$ 561.3	\$ (226.1)	\$ (1,045.6)	\$ (1,908.6)	\$ (1,604.5)	\$ (1,265.9)	\$ (887.2)	\$ (467.6)	
2024 to 2046 RESIDENTIAL FUNDING REQUIREMENTS												
Water: Residential: Non Inflated	\$ 1,504.9	\$ 953.5	\$ 953.5	\$ 953.5	\$ 953.5	\$ 953.5	\$ 2.4	\$ 2.4	\$ 2.4	\$ 2.4	\$ 2.4	\$ 9,418.3
Water: Residential: Inflated	\$ 1,908.6	\$ 1,233.4	\$ 1,258.1	\$ 1,283.2	\$ 1,308.9	\$ 1,335.1	\$ 3.4	\$ 3.5	\$ 3.6	\$ 3.7	\$ 3.7	\$ 12,046.4
Prior Growth	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125.8
NEW RESIDENTIAL DEVELOPMENT												
- Population Growth in New Units	623	482	499	516	532	549	396	405	417	427	441	12,842
REVENUE												
- DC Receipts: Inflated	\$ 566.4	\$ 447.0	\$ 472.0	\$ 497.8	\$ 523.5	\$ 551.1	\$ 405.5	\$ 423.0	\$ 444.2	\$ 464.0	\$ 488.7	\$ 11,319.3
INTEREST												
- Interest on Opening Balance	\$ 116.3	\$ 72.1	\$ 46.3	\$ 19.6	\$ (12.4)	\$ (57.5)	\$ (105.0)	\$ (88.2)	\$ (69.6)	\$ (48.8)	\$ (25.7)	\$ 801.5
- Interest on In-year Transactions	\$ (36.9)	\$ (21.6)	\$ (21.6)	\$ (21.6)	\$ (21.6)	\$ (21.6)	\$ 7.0	\$ 7.3	\$ 7.7	\$ 8.1	\$ 8.5	\$ (74.3)
TOTAL REVENUE	\$ 645.7	\$ 497.4	\$ 496.7	\$ 495.8	\$ 489.5	\$ 472.0	\$ 307.6	\$ 342.1	\$ 382.3	\$ 423.3	\$ 471.5	\$ 12,046.6
CLOSING CASH BALANCE	\$ 2,058.6	\$ 1,322.6	\$ 561.3	\$ (226.1)	\$ (1,045.6)	\$ (1,908.6)	\$ (1,604.5)	\$ (1,265.9)	\$ (887.2)	\$ (467.6)	\$ 0.1	

2024 Adjusted Charge Per Capita	\$716.87
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Allocation of Capital Program	
Residential Sector	74.0%
Non-Residential Sector	26.0%
Rates for 2024	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C.1

TABLE 3

MUNICIPALITY OF NORTH PERTH
WATER 2024-2046
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WATER: NON-RESIDENTIAL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
OPENING CASH BALANCE (\$000)	\$ 44.2	\$ 109.6	\$ 205.4	\$ 366.1	\$ 539.7	\$ 727.4	\$ 928.6	\$ 1,146.1	\$ 1,152.6	\$ 1,138.0	\$ 1,077.9	\$ 1,066.6
2024 to 2046 NON-RESIDENTIAL FUNDING REQUIREMENTS												
Water: Non-Residential: Non Inflated	\$ 32.0	\$ 52.8	\$ 0.8	\$ 0.8	\$ 0.8	\$ 0.8	\$ 0.8	\$ 194.6	\$ 194.6	\$ 233.6	\$ 194.6	\$ 194.6
Water: Non-Residential: Inflated	\$ 32.0	\$ 53.9	\$ 0.9	\$ 0.9	\$ 0.9	\$ 0.9	\$ 1.0	\$ 223.5	\$ 228.0	\$ 279.2	\$ 237.2	\$ 242.0
Prior Growth	\$ 44.2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NON-RESIDENTIAL SPACE GROWTH												
- Growth in Square Metres	14,175	14,510	14,960	15,355	15,805	16,140	16,645	17,035	15,275	15,610	15,945	16,335
REVENUE												
- DC Receipts: Inflated	\$ 138.2	\$ 144.3	\$ 151.8	\$ 158.9	\$ 166.8	\$ 173.7	\$ 182.8	\$ 190.8	\$ 174.5	\$ 181.9	\$ 189.5	\$ 198.0
INTEREST												
- Interest on Opening Balance	\$ 1.5	\$ 3.8	\$ 7.2	\$ 12.8	\$ 18.9	\$ 25.5	\$ 32.5	\$ 40.1	\$ 40.3	\$ 39.8	\$ 37.7	\$ 37.3
- Interest on In-year Transactions	\$ 1.9	\$ 1.6	\$ 2.6	\$ 2.8	\$ 2.9	\$ 3.0	\$ 3.2	\$ (0.9)	\$ (1.5)	\$ (2.7)	\$ (1.3)	\$ (1.2)
TOTAL REVENUE	\$ 141.6	\$ 149.7	\$ 161.6	\$ 174.5	\$ 188.6	\$ 202.2	\$ 218.5	\$ 230.0	\$ 213.4	\$ 219.1	\$ 225.9	\$ 234.1
CLOSING CASH BALANCE	\$ 109.6	\$ 205.4	\$ 366.1	\$ 539.7	\$ 727.4	\$ 928.6	\$ 1,146.1	\$ 1,152.6	\$ 1,138.0	\$ 1,077.9	\$ 1,066.6	\$ 1,058.7

APPENDIX C.1

TABLE 3

MUNICIPALITY OF NORTH PERTH
WATER 2024-2046
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WATER: NON-RESIDENTIAL	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTAL
OPENING CASH BALANCE (\$000)	\$ 1,058.7	\$ 619.2	\$ 372.7	\$ 115.1	\$ (153.2)	\$ (435.5)	\$ (734.9)	\$ (614.3)	\$ (480.5)	\$ (334.4)	\$ (173.4)	
2024 to 2046 NON-RESIDENTIAL FUNDING REQUIREMENTS												
Water: Non-Residential: Non Inflated	\$ 528.8	\$ 335.0	\$ 335.0	\$ 335.0	\$ 335.0	\$ 335.0	\$ 0.8	\$ 0.8	\$ 0.8	\$ 0.8	\$ 0.8	\$ 3,309.1
Water: Non-Residential: Inflated	\$ 670.6	\$ 433.4	\$ 442.0	\$ 450.9	\$ 459.9	\$ 469.1	\$ 1.2	\$ 1.2	\$ 1.3	\$ 1.3	\$ 1.3	\$ 4,232.5
Prior Growth	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44.2
NON-RESIDENTIAL SPACE GROWTH												
- Growth in Square Metres	16,725	13,660	13,885	14,165	14,445	14,725	11,455	11,680	11,790	12,015	12,125	334,460
REVENUE												
- DC Receipts: Inflated	\$ 206.8	\$ 172.3	\$ 178.6	\$ 185.9	\$ 193.3	\$ 201.0	\$ 159.5	\$ 165.9	\$ 170.8	\$ 177.6	\$ 182.8	\$ 4,045.7
INTEREST												
- Interest on Opening Balance	\$ 37.1	\$ 21.7	\$ 13.0	\$ 4.0	\$ (8.4)	\$ (24.0)	\$ (40.4)	\$ (33.8)	\$ (26.4)	\$ (18.4)	\$ (9.5)	\$ 212.4
- Interest on In-year Transactions	\$ (12.8)	\$ (7.2)	\$ (7.2)	\$ (7.3)	\$ (7.3)	\$ (7.4)	\$ 2.8	\$ 2.9	\$ 3.0	\$ 3.1	\$ 3.2	\$ (23.9)
TOTAL REVENUE	\$ 231.1	\$ 186.8	\$ 184.4	\$ 182.6	\$ 177.5	\$ 169.7	\$ 121.8	\$ 135.0	\$ 147.3	\$ 162.3	\$ 176.4	\$ 4,234.2
CLOSING CASH BALANCE	\$ 619.2	\$ 372.7	\$ 115.1	\$ (153.2)	\$ (435.5)	\$ (734.9)	\$ (614.3)	\$ (480.5)	\$ (334.4)	\$ (173.4)	\$ 1.7	

2024 Adjusted Charge Per Capita	\$9.75
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Allocation of Capital Program	
Residential Sector	74.0%
Non-Residential Sector	26.0%
Rates for 2024	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C.2

WASTEWATER SERVICES

APPENDIX C.2: WASTEWATER SERVICES

TABLE 1 2024 – 2046 DEVELOPMENT-RELATED CAPITAL PROGRAM

The gross development-related capital program for Wastewater Services amounts to \$40.60 million. Of that, \$39.78 million is related to facilities and linear infrastructure. The main projects are:

- The debenture payments associated with the wastewater treatment plant upgrades \$10.07 million. Note, the interest payments are included in the cash flow analysis;
- Projects associated to maintain the existing rated capacity and facilitate future upgrades to the WWTP - an SRS/Clarifier Upgrade, Effluent Filters and Pump Replacement, Sanitary Trunk Main Structure Repair, and I&I Work; and
- The facilities and linear infrastructure includes a planned expansion to the plant and would require Secondary Treatment Trail, Digester Expansion, Sludge Storage Expansion, and Power Distribution that represent hydraulic capacity upgrades that will be required midway through the planning period to accommodate growth and higher flows.
- Another \$825,000 is related to studies and the Wastewater share of the water truck which would be shared between the services.

Importantly, grants, subsidies, and other contributions amounting to \$10.24 million are assumed and are all related to hydraulic capacity upgrades. Furthermore, 50% of the Wastewater Treatment Plant Debenture, Effluent Filters and Pump Replacement, Sanitary Trunk Main Structure, Repair, and I&I Work along with 90% of the SRS/Clarifier Upgrade have been deemed benefit to existing or replacement shares. After accounting for these deductions, the total DC eligible amount is \$19.80 million.

Available reserve funds totalling \$1.99 have been applied to projects occurring in 2024 and 2025. No projects have a post-period share, and so \$17.81 million will be recoverable during the 2024-2046 period.

TABLE 2 CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The in-period DC-eligible cost is allocated 74% to the residential sector and 26% to the non-residential sector (based on shares of future population and employment growth). As such, the residential sector bears \$13.18 million of the development-related capital program. This cost, divided by the anticipated population growth in new units yields a calculated charge of \$1,026.37 per capita. The non-residential costs of \$4.63 million is divided by the anticipated new non-residential floor space, which yields a charge of \$13.85 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow and reserve fund analysis, the residential calculated charge increases to \$1,978.00 per capita and the non-residential calculated charge increases to \$15.37 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Wastewater Supply Services development charge:

WASTEWATER SERVICES SUMMARY					
2024 - 2046		Unadjusted		Adjusted	
Development-Related Capital Program	Net DC Recoverable	Development Charge	Development Charge	Development Charge	Development Charge
Total		\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$40,603,155	\$17,811,663	\$1,026.37	\$13.85	\$1,926.34	\$15.37

APPENDIX C.2

TABLE 1

MUNICIPALITY OF NORTH PERTH
DEVELOPMENT-RELATED CAPITAL PROGRAM
WASTEWATER SERVICES

NO.	Infrastructure Requirement	Timing	Estimated Project Costs								
			Gross Cost	Grants/ Subsidies and other Recoveries	Net Municipal Cost	Benefit to Existing Share		Total DC Eligible	Available DC Reserves	Net Growth-Related	Post Period Allocation
Facilities and Linear Works											
1	WWTP Upgrade Debenture (Principal Only)	2024 - 2045	\$ 10,068,155	\$ -	\$ 10,068,155	50%	\$ 5,034,078	\$ 5,034,078	\$ -	\$ 5,034,078	\$ -
2	SRS/Clarifier Upgrade	2024 - 2024	\$ 2,290,000	\$ -	\$ 2,290,000	90%	\$ 2,061,000	\$ 229,000	\$ 229,000	\$ -	\$ -
3	Effluent Filters and Pump Replacement	2024 - 2025	\$ 6,275,000	\$ -	\$ 6,275,000	50%	\$ 3,137,500	\$ 3,137,500	\$ 1,669,914	\$ 1,467,586	\$ -
4	Sanitary Trunk Main Structure Repair	2024 - 2024	\$ 175,000	\$ -	\$ 175,000	50%	\$ 87,500	\$ 87,500	\$ 87,500	\$ -	\$ -
5	I&I Work	2024 - 2033	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -
6	Secondary Treatment Trail	2030 - 2033	\$ 10,925,000	\$ 5,462,500	\$ 5,462,500	0%	\$ -	\$ 5,462,500	\$ -	\$ 5,462,500	\$ -
7	Digester Expansion	2030 - 2033	\$ 5,980,000	\$ 2,990,000	\$ 2,990,000	0%	\$ -	\$ 2,990,000	\$ -	\$ 2,990,000	\$ -
8	Sludge Storage Expansion	2030 - 2033	\$ 2,415,000	\$ 1,207,500	\$ 1,207,500	0%	\$ -	\$ 1,207,500	\$ -	\$ 1,207,500	\$ -
9	Power Distribution	2030 - 2033	\$ 1,150,000	\$ 575,000	\$ 575,000	0%	\$ -	\$ 575,000	\$ -	\$ 575,000	\$ -
Subtotal Facilities and Linear Works			\$ 39,778,155	\$ 10,235,000	\$ 29,543,155		\$ 10,570,078	\$ 18,973,078	\$ 1,986,414	\$ 16,986,663	\$ -
Studies and Vehicles											
1	Class EA for the WWTP	2026 - 2026	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
2	Various development-related studies	2024 - 2041	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
3	One Tonne Water Truck (shared Water/WW)	2024 - 2046	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -
Subtotal Studies and Vehicles			\$ 825,000	\$ -	\$ 825,000		\$ -	\$ 825,000	\$ -	\$ 825,000	\$ -
Subtotal Wastewater Projects			\$ 40,603,155	\$ 10,235,000	\$ 30,368,155		\$ 10,570,078	\$ 19,798,078	\$ 1,986,414	\$ 17,811,663	\$ -

APPENDIX C.2

TABLE 2

MUNICIPALITY OF NORTH PERTH
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 WASTEWATER SERVICES 2024-2046

23-Year Growth in Population in New Units	12,842
Employment Growth	4,532
23-Year Growth in Square Meters	334,460

	Development-Related Capital Forecast						Residential Share		Non-Residential Share	
	Gross Project Cost (\$000)	Grants & Subsidies Contributions (\$000)	Benefit to Existing Share (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	%	\$000	%	\$000
	WASTEWATER SERVICES 2024-2046									
Facilities and Linear Works	\$39,778.16	\$10,235.00	\$10,570.08	\$1,986.41	\$0.00	\$16,986.66	74%	\$12,570.13	26%	\$4,416.53
Studies and Vehicles	\$825.00	\$0.00	\$0.00	\$0.00	\$0.00	\$825.00	74%	\$610.50	26%	\$214.50
TOTAL WASTEWATER SERVICES 2024-2046	\$40,603.16	\$10,235.00	\$10,570.08	\$1,986.41	\$0.00	\$17,811.66		\$13,180.63		\$4,631.03
Unadjusted Development Charge Per Capita (\$)								\$1,026.37		
Unadjusted Development Charge Per Sq. M. (\$)										\$13.85

APPENDIX C.2

TABLE 3

MUNICIPALITY OF NORTH PERTH
WASTEWATER SERVICES 2024-2046
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WASTEWATER: RESIDENTIAL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
OPENING CASH BALANCE (\$000)	\$ 1,469.9	\$ 491.3	\$ (226.9)	\$ 455.2	\$ 1,396.4	\$ 2,452.3	\$ 3,625.4	\$ 610.8	\$ (2,507.2)	\$ (6,207.9)	\$ (10,137.6)	\$ (9,577.1)
2024 to 2046 RESIDENTIAL FUNDING REQUIREMENTS												
Wastewater: Residential: Non Inflated	\$ 584.5	\$ 584.5	\$ 226.5	\$ 41.5	\$ 41.5	\$ 41.5	\$ 1,934.9	\$ 1,934.9	\$ 1,934.9	\$ 1,934.9	\$ 23.0	\$ 23.0
Wastewater: Residential: Inflated	\$ 584.5	\$ 596.2	\$ 235.6	\$ 44.0	\$ 44.9	\$ 45.8	\$ 2,179.1	\$ 2,222.6	\$ 2,267.1	\$ 2,312.4	\$ 28.0	\$ 28.6
WWTP Upgrade Debenture Principal	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3
Prior Growth	\$ 852.1	\$ 617.9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEW RESIDENTIAL DEVELOPMENT												
- Population Growth in New Units	639	667	694	604	630	654	677	702	543	559	583	603
REVENUE												
- DC Receipts: Inflated	\$ 1,230.9	\$ 1,310.6	\$ 1,390.9	\$ 1,234.7	\$ 1,313.6	\$ 1,391.0	\$ 1,468.7	\$ 1,553.4	\$ 1,225.6	\$ 1,286.9	\$ 1,369.0	\$ 1,444.3
INTEREST												
- Interest on Opening Balance	\$ 51.4	\$ 17.2	\$ (12.5)	\$ 15.9	\$ 48.9	\$ 85.8	\$ 126.9	\$ 21.4	\$ (137.9)	\$ (341.4)	\$ (557.6)	\$ (526.7)
- Interest on In-year Transactions	\$ 11.3	\$ 12.5	\$ 20.2	\$ 20.8	\$ 22.2	\$ 23.5	\$ (19.5)	\$ (18.4)	\$ (28.6)	\$ (28.2)	\$ 23.5	\$ 24.8
- Interest on WWTP Upgrade Debenture	\$ (82.0)	\$ (79.0)	\$ (76.0)	\$ (72.9)	\$ (69.7)	\$ (66.4)	\$ (63.1)	\$ (59.7)	\$ (56.3)	\$ (52.7)	\$ (49.1)	\$ (45.4)
TOTAL REVENUE	\$ 1,211.7	\$ 1,261.3	\$ 1,322.7	\$ 1,198.6	\$ 1,315.0	\$ 1,433.9	\$ 1,512.9	\$ 1,496.6	\$ 1,002.8	\$ 864.5	\$ 785.8	\$ 896.9
CLOSING CASH BALANCE	\$ 491.3	\$ (226.9)	\$ 455.2	\$ 1,396.4	\$ 2,452.3	\$ 3,625.4	\$ 610.8	\$ (2,507.2)	\$ (6,207.9)	\$ (10,137.6)	\$ (9,577.1)	\$ (8,906.6)

APPENDIX C.2

TABLE 3

MUNICIPALITY OF NORTH PERTH
WASTEWATER SERVICES 2024-2046
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WASTEWATER: RESIDENTIAL	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTAL
OPENING CASH BALANCE (\$000)	\$ (8,906.6)	\$ (8,117.6)	\$ (7,608.9)	\$ (7,001.2)	\$ (6,286.5)	\$ (5,459.4)	\$ (4,508.6)	\$ (3,841.3)	\$ (3,085.2)	\$ (2,225.1)	\$ (1,259.2)	
2024 to 2046 RESIDENTIAL FUNDING REQUIREMENTS												
Wastewater: Residential: Non Inflated	\$ 23.0	\$ 23.0	\$ 23.0	\$ 23.0	\$ 23.0	\$ 23.0	\$ 2.4	\$ 2.4	\$ 2.4	\$ 2.4	\$ 2.4	\$ 9,455.4
Wastewater: Residential: Inflated	\$ 29.1	\$ 29.7	\$ 30.3	\$ 30.9	\$ 31.5	\$ 32.2	\$ 3.4	\$ 3.5	\$ 3.6	\$ 3.7	\$ 3.7	\$ 10,790.4
WWTP Upgrade Debenture Principal	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ 169.3	\$ -	\$ 3,725.2
Prior Growth	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,469.9
NEW RESIDENTIAL DEVELOPMENT												
- Population Growth in New Units	623	482	499	516	532	549	396	405	417	427	441	12,842
REVENUE												
- DC Receipts: Inflated	\$ 1,522.0	\$ 1,201.1	\$ 1,268.3	\$ 1,337.8	\$ 1,406.8	\$ 1,480.8	\$ 1,089.5	\$ 1,136.6	\$ 1,193.6	\$ 1,246.7	\$ 1,313.3	\$ 30,416.1
INTEREST												
- Interest on Opening Balance	\$ (489.9)	\$ (446.5)	\$ (418.5)	\$ (385.1)	\$ (345.8)	\$ (300.3)	\$ (248.0)	\$ (211.3)	\$ (169.7)	\$ (122.4)	\$ (69.3)	\$ (4,415.0)
- Interest on In-year Transactions	\$ 26.1	\$ 20.5	\$ 21.7	\$ 22.9	\$ 24.1	\$ 25.4	\$ 19.0	\$ 19.8	\$ 20.8	\$ 21.8	\$ 22.9	\$ 309.0
TOTAL REVENUE	\$ 1,016.6	\$ 737.4	\$ 837.7	\$ 945.8	\$ 1,059.5	\$ 1,184.5	\$ 843.5	\$ 932.5	\$ 1,036.6	\$ 1,142.5	\$ 1,267.0	\$ 25,306.3
CLOSING CASH BALANCE	\$ (8,117.6)	\$ (7,608.9)	\$ (7,001.2)	\$ (6,286.5)	\$ (5,459.4)	\$ (4,508.6)	\$ (3,841.3)	\$ (3,085.2)	\$ (2,225.1)	\$ (1,259.2)	\$ 0.3	

2024 Adjusted Charge Per Capita	\$1,926.34
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Allocation of Capital Program	
Residential Sector	74.0%
Non-Residential Sector	26.0%
Rates for 2024	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C.2

TABLE 3

MUNICIPALITY OF NORTH PERTH
WASTEWATER SERVICES 2024-2046
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WASTEWATER: NON-RESIDENTIAL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
OPENING CASH BALANCE (\$000)	\$ 516.5	\$ 159.5	\$ (121.0)	\$ (54.8)	\$ 96.2	\$ 267.0	\$ 455.8	\$ (100.7)	\$ (680.2)	\$ (1,332.7)	\$ (2,024.4)	\$ (1,918.7)
2024 to 2046 NON-RESIDENTIAL FUNDING REQUIREMENTS												
Wastewater: Non-Residential: Non Inflated	\$ 205.4	\$ 205.4	\$ 79.6	\$ 14.6	\$ 14.6	\$ 14.6	\$ 679.8	\$ 679.8	\$ 679.8	\$ 679.8	\$ 8.1	\$ 8.1
Wastewater: Non-Residential: Inflated	\$ 205.4	\$ 209.5	\$ 82.8	\$ 15.5	\$ 15.8	\$ 16.1	\$ 765.6	\$ 780.9	\$ 796.5	\$ 812.5	\$ 9.8	\$ 10.0
WWTP Upgrade Debenture Principal	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5
Prior Growth	\$ 299.4	\$ 217.1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NON-RESIDENTIAL SPACE GROWTH												
- Growth in Square Metres	14,175	14,510	14,960	15,355	15,805	16,140	16,645	17,035	15,275	15,610	15,945	16,335
REVENUE												
- DC Receipts: Inflated	\$ 217.8	\$ 227.4	\$ 239.1	\$ 250.4	\$ 262.9	\$ 273.8	\$ 288.0	\$ 300.7	\$ 275.0	\$ 286.6	\$ 298.6	\$ 312.1
INTEREST												
- Interest on Opening Balance	\$ 18.1	\$ 5.6	\$ (6.7)	\$ (3.0)	\$ 3.4	\$ 9.3	\$ 16.0	\$ (5.5)	\$ (37.4)	\$ (73.3)	\$ (111.3)	\$ (105.5)
- Interest on In-year Transactions	\$ 0.2	\$ 0.3	\$ 2.7	\$ 4.1	\$ 4.3	\$ 4.5	\$ (13.1)	\$ (13.2)	\$ (14.3)	\$ (14.5)	\$ 5.1	\$ 5.3
- Interest on WWTP Upgrade Debenture	\$ (28.8)	\$ (27.8)	\$ (26.7)	\$ (25.6)	\$ (24.5)	\$ (23.3)	\$ (22.2)	\$ (21.0)	\$ (19.8)	\$ (18.5)	\$ (17.3)	\$ (16.0)
TOTAL REVENUE	\$ 207.3	\$ 205.5	\$ 208.5	\$ 225.9	\$ 246.1	\$ 264.3	\$ 268.6	\$ 261.0	\$ 203.5	\$ 180.3	\$ 175.1	\$ 195.9
CLOSING CASH BALANCE	\$ 159.5	\$ (121.0)	\$ (54.8)	\$ 96.2	\$ 267.0	\$ 455.8	\$ (100.7)	\$ (680.2)	\$ (1,332.7)	\$ (2,024.4)	\$ (1,918.7)	\$ (1,792.3)

APPENDIX C.2

TABLE 3

MUNICIPALITY OF NORTH PERTH
WASTEWATER SERVICES 2024-2046
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WASTEWATER: NON-RESIDENTIAL	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTAL
OPENING CASH BALANCE (\$000)	\$ (1,792.3)	\$ (1,643.8)	\$ (1,541.3)	\$ (1,421.9)	\$ (1,283.1)	\$ (1,123.4)	\$ (941.3)	\$ (804.0)	\$ (647.5)	\$ (472.8)	\$ (276.2)	
2024 to 2046 NON-RESIDENTIAL FUNDING REQUIREMENTS												
Wastewater: Non-Residential: Non Inflated	\$ 8.1	\$ 8.1	\$ 8.1	\$ 8.1	\$ 8.1	\$ 8.1	\$ 0.8	\$ 0.8	\$ 0.8	\$ 0.8	\$ 0.8	\$ 3,322.2
Wastewater: Non-Residential: Inflated	\$ 10.2	\$ 10.4	\$ 10.6	\$ 10.9	\$ 11.1	\$ 11.3	\$ 1.2	\$ 1.2	\$ 1.3	\$ 1.3	\$ 1.3	\$ 3,791.2
WWTP Upgrade Debenture Principal	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ 59.5	\$ -	\$ 1,308.9
Prior Growth	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516.5
NON-RESIDENTIAL SPACE GROWTH												
- Growth in Square Metres	16,725	13,660	13,885	14,165	14,445	14,725	11,455	11,680	11,790	12,015	12,125	334,460
REVENUE												
- DC Receipts: Inflated	\$ 325.9	\$ 271.5	\$ 281.5	\$ 292.9	\$ 304.7	\$ 316.8	\$ 251.4	\$ 261.4	\$ 269.2	\$ 279.8	\$ 288.0	\$ 6,375.5
INTEREST												
- Interest on Opening Balance	\$ (98.6)	\$ (90.4)	\$ (84.8)	\$ (78.2)	\$ (70.6)	\$ (61.8)	\$ (51.8)	\$ (44.2)	\$ (35.6)	\$ (26.0)	\$ (15.2)	\$ (947.6)
- Interest on In-year Transactions	\$ 5.5	\$ 4.6	\$ 4.7	\$ 4.9	\$ 5.1	\$ 5.3	\$ 4.4	\$ 4.6	\$ 4.7	\$ 4.9	\$ 5.0	\$ 25.2
TOTAL REVENUE	\$ 218.2	\$ 172.4	\$ 189.6	\$ 209.2	\$ 230.3	\$ 252.8	\$ 198.0	\$ 217.3	\$ 235.4	\$ 257.4	\$ 277.8	\$ 5,100.5
CLOSING CASH BALANCE	\$ (1,643.8)	\$ (1,541.3)	\$ (1,421.9)	\$ (1,283.1)	\$ (1,123.4)	\$ (941.3)	\$ (804.0)	\$ (647.5)	\$ (472.8)	\$ (276.2)	\$ 0.4	

2024 Adjusted Charge Per Capita	\$15.37
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Allocation of Capital Program	
Residential Sector	74.0%
Non-Residential Sector	26.0%
Rates for 2024	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C.3
STORMWATER DRAINAGE
AND CONTROL SERVICES

APPENDIX C.3: STORMWATER DRAINAGE AND CONTROL SERVICES

TABLE 1 2024 – 2046 DEVELOPMENT-RELATED CAPITAL PROGRAM

The capital program for Stormwater Drainage and Control Services amounts to \$914,100. Roughly, \$533,300 is related to the Listowel South East Drainage Area debt principal and the rest is related to the debt interest. This share of cost is considered the development charge eligible share of costs.

No grants, subsidies or other contributions are expected, and so the net municipal cost of the capital program remains \$914,100.

TABLE 2 CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

In total, \$914,100 is brought forward to the DC calculation, to be allocated 88% to the residential sector and 12% to the non-residential sector based on the shares of population and employment growth in the Listowel South East Drainage Area. This yields a calculated charge of \$591.47 per capita and \$8.45 per square metre.

STORM WATER DRAINAGE AND CONTROL SERVICES SUMMARY					
2024 - Buildout		Unadjusted		Adjusted	
Development-Related Capital Program	Net DC Recoverable	Development Charge	Development Charge	Development Charge	Development Charge
Total		\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$914,097	\$914,097	\$591.47	\$8.45	\$591.47	\$8.45

APPENDIX C.3

TABLE 1

MUNICIPALITY OF NORTH PERTH
 DEVELOPMENT-RELATED CAPITAL PROGRAM
 STORMWATER DRAINAGE AND CONTROL SERVICES

NO.	Infrastructure Requirement	Timing	Estimated Project Costs								
			Gross Cost	Grants/ Subsidies and other Recoveries	Net Municipal	Benefit to Existing Share	Net DC Eligible	Available DC Reserves	Net Growth-Related	Post Period Allocation	
Stormwater Projects											
1	Listowel South East Drainage Area - Debt Principal	2024 - 2046	\$ 533,285	\$ -	\$ 533,285	0%	\$ -	\$ 533,285		\$ 533,285	\$ -
2	Listowel South East Drainage Area - Debt Interest	2024 - 2046	\$ 380,812	\$ -	\$ 380,812	0%	\$ -	\$ 380,812		\$ 380,812	\$ -
Subtotal Stormwater Projects			\$ 914,097	\$ -	\$ 914,097		\$ -	\$ 914,097	\$ -	\$ 914,097	\$ -

APPENDIX C.3

TABLE 2

MUNICIPALITY OF NORTH PERTH
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 STORMWATER DRAINAGE AND CONTROL SERVICE 2024 - 2046

Growth in Population in New Units	1,364
Employment Growth	181
Growth in Square Meters	12,682

	Growth-Related Capital Forecast						Residential Share		Non-Residential Share	
	Gross Project Cost (\$000)	Direct Developer Contributions (\$000)	Benefit to Existing Share (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	%	\$000	%	\$000
	STORMWATER DRAINAGE AND CONTROL SERVICE 2024 - 2046									
Stormwater Projects	\$914.10	\$0.00	\$0.00	\$0.00	\$0.00	\$914.10	88%	\$806.88	12%	\$107.22
TOTAL STORMWATER DRAINAGE AND CONTROL SER	\$914.10	\$0.00	\$0.00	\$0.00	\$0.00	\$914.10		\$806.88		\$107.22
Unadjusted Development Charge Per Capita (\$)								\$591.47		
Unadjusted Development Charge Per Sq. M. (\$)										\$8.45

APPENDIX D

RESERVE FUNDS

APPENDIX D – RESERVE FUNDS

The Development Charges Act requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the reserve fund balances that are available to help fund the development-related net capital costs identified in this study. All of the available reserve funds are accounted for in this study except for the NEMP reserve fund, which is accounted for in a separate DC study.

As shown in Table 1, the total reserve fund balance was in a positive position of \$7.05 million as of December 31, 2023. Positive reserve fund balances are assigned to projects in the initial years of the capital program for each service. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis. Negative reserve fund balances are accounted for and recovered in the applicable service's capital programs.

APPENDIX D

TABLE 1

**MUNICIPALITY OF NORTH PERTH
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR ENDING DECEMBER 31, 2023**

Service	Reserve Fund Balance as at Dec. 31, 2023
Library Services	\$ 715,573
Fire Protection Services	\$ 798,279
Police Services	\$ (23,436)
Parks And Recreation Services	\$ 3,823,295
Child Care Services	\$ 28,944
Development-Related Studies	\$ 137,511
Water Services	\$ 169,994
Wastewater Services	\$ 1,986,414
Services Related To A Highway: Roads & Related	\$ (526,682)
Public Works	\$ (60,552)
Stormwater Drainage And Control Services	\$ -
Total Development Charge Reserves	\$ 7,049,341

APPENDIX E

COST OF GROWTH ANALYSIS

APPENDIX E – COST OF GROWTH ANALYSIS

A. ASSET MANAGEMENT PLAN

The Development Charges Act requires that municipalities complete an Asset Management Plan before passing a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life-cycle.

i. Asset Types

A summary of the future Municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1. Although all capital assets considered in the study are identified, not all assets require future replacement or ongoing maintenance activities. Some projects do not relate to the emplacement of a tangible capital asset, such as the recovery of completed projects. These costs do not necessarily require future replacement or ongoing maintenance. Such projects are identified as “not infrastructure” in the table.

It should be noted that the capital cost estimates prepared for each of the projects identified in this section include grouped costs of various individual elements, which, as a stand-alone item, may have its own useful life (for example, new buildings include HVAC, structural elements, roof, etc.). Accordingly, the average useful life assumptions noted below are applicable to all project components.

Table 1 – Summary of Municipal Assets Useful Lives

Service	Estimated Useful Life
Library Services	
Buildings	50 years
Equipment	15 years
Materials	10 years
Fire Protection	
Buildings	50 years
Vehicles	7 years
Equipment	15
Police Services	
Recovery of Negative Reserve Fund Balance	Not Infrastructure
Buildings	50 years
Equipment	15 years
Parks and Recreation	
Facilities	50 years
Equipment	15 years
Parks	25 years
Vehicles	7 years
Trails	30 years
Child Care Services	
Buildings	50 years
Equipment	15 years
Development Related Studies	
Studies	Not Infrastructure
Services Related to a Highway: Public Works	
Recovery of Negative Reserve Fund Balance	Not Infrastructure
Buildings	50 years
Service Vehicles	7 years

Service	Estimated Useful Life
Services Related to a Highway: Roads & Related	
Recovery of Negative Reserve Fund Balance	Not Infrastructure
Roads	30 years
Sidewalks	30 years
Land	Not Infrastructure
Studies	Not Infrastructure
Wastewater	
Debenture Financing	Not infrastructure
Wastewater Infrastructure	75 years
Studies	Not infrastructure
Vehicles	7 years
Water	
Water Infrastructure	75 years
Studies	Not infrastructure
Vehicle	7 years
Stormwater Drainage and Control	
Debenture Financing	Not Infrastructure

ii. Annual Provision

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging infrastructure are not growth-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the useful life assumptions and the capital cost of acquiring and/or emplacing each asset, a provision for infrastructure replacement has been calculated for both the general and engineered services. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (2.0%) and interest (3.5%).

Consistent with the requirements of the DCA, assets that are funded under the development charges by-law have been included in the analysis. As a result, the total

calculated annual provision for development charge related infrastructure has been netted down to consider the replacement of existing infrastructure or benefit-to-existing development. However, for reference, the annual replacement provisions associated with the non-development charge funded costs, including costs related to the benefit-to-existing and post-period benefit are also calculated.

Tables 2 provides the calculated annual asset management contribution for the gross capital expenditures and the share related to the 2024 to 2034 DC recoverable portion. Tables 3 provides the calculated annual asset management contribution for the gross capital expenditures and the share related to the 2024 to 2047 DC recoverable portion. The years 2034 and 2047 have been included to calculate the annual contribution for the planning periods to 2033 and to 2046 as the expenditures in 2033 and 2046 will not trigger asset management contributions until the following year. As shown in Table 2, by 2034, the Municipality will need to fund an additional \$2.01 million to properly fund the full life cycle costs of the new assets related to all services supported under the development charges by-law. As shown in Table 3, by 2047, the Municipality will need to fund an additional \$390,400 in order to properly fund the full life cycle costs of the new assets related to all services supported under the development charges by-law.

iii. Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Municipality's projected growth. Over the next ten years, the Municipality's population is projected to increase by 6,082 people (net of census undercount). In addition, the Municipality will also add 2,270 employees that will result in approximately 158,170 square metres of additional non-residential building space. Over the next 23 years, the Municipality's serviced population is projected to increase by 14,629. In addition, the Municipality will also add 4,532 employees that will result in approximately 334,460 square metres of additional serviced non-residential building space.

This growth will have the effect of increasing the overall assessment base. This leads to additional user fee and charge revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Municipality's reserves for future replacement of these assets.

B. LONG-TERM CAPITAL AND OPERATING IMPACTS

As shown in Table 4, by 2033 the Municipality's net operating costs are estimated to increase by \$5.50 million for property tax supported services. Increases in net operating costs will be experienced as there are operational costs associated with additional capital.

Table 5 summarizes the components of the development-related capital forecast that will require funding from non-DC sources (e.g. property tax) for the planning period 2024 to 2033. In total, \$32.73 million will need to be funded from non-DC sources over the planning period and is related to facilities and infrastructure that will benefit the existing community.

Table 6 summarizes the components of the development-related capital forecast that will require funding from non-DC sources (e.g. property tax) for the planning period 2024 to 2046. In total, \$10.57 million will need to be funded from non-DC sources over the planning period and is related to facilities and infrastructure that will benefit the existing community.

Council is made aware of these factors so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the study.

C. THE PROGRAM IS DEEMED FINANCIAL SUSTAINABLE

In summary, the Asset Management Plan and long-term capital and operating analysis included in this appendix demonstrates that the Municipality can afford to invest and operate the identified general and engineered services infrastructure over the ten-year planning period.

Importantly, the Municipality's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

**APPENDIX E
TABLE 2**

**MUNICIPALITY OF NORTH PERTH
ANNUAL ASSET MANAGEMENT PROVISION BY 2034**

Municipal-wide	2024-2033 Capital Program		Annual AMP Provision by 2034	
	DC-Eligible	Non DC-Eligible	DC-Related	Non DC-Related
Library Services	\$3,599,000	\$0	\$99,100	\$0
Fire Protection Services	\$4,127,500	\$0	\$291,000	\$0
Police Services	\$977,200	\$1,566,300	\$20,000	\$31,100
Parks And Recreation Services	\$27,834,500	\$3,725,000	\$859,900	\$154,900
Child Care Services	\$1,116,500	\$1,050,000	\$28,000	\$23,000
Development-Related Studies	\$704,000	\$60,000	\$0	\$0
Services Related To A Highway: Public Works	\$1,348,100	\$2,187,500	\$110,200	\$78,800
Services Related To A Highway: Roads & Related	\$19,663,100	\$27,790,400	\$600,000	\$955,000
Total	\$59,369,900	\$36,379,200	\$2,008,200	\$1,242,800

**APPENDIX E
TABLE 3**

**MUNICIPALITY OF NORTH PERTH
ANNUAL ASSET MANAGEMENT PROVISION BY 2047**

Engineered Urban Services	2024-2046 Capital Program		Annual AMP Provision by 2047	
	DC-Eligible	Non DC-Eligible	DC-Related	Non DC-Related
Water Services	\$12,897,400	\$2,920,600	\$193,300	\$43,700
Wastewater Services	\$19,798,100	\$20,805,100	\$197,100	\$208,900
Stormwater Drainage And Control Services	\$914,100	\$0	\$0	\$0
Total	\$33,609,600	\$23,725,700	\$390,400	\$252,600

APPENDIX E

TABLE 4

MUNICIPALITY OF NORTH PERTH
 ESTIMATED NET OPERATING COST OF THE PROPOSED
 DEVELOPMENT-RELATED CAPITAL PROGRAM
 (in constant 2024 dollars)

Category	Cost Driver (in 2024 \$)			Additional Operating Costs at 2033	Source and Commentary
	\$	unit measure	Quantity		
Library Services				\$366,000	
New Library Space	\$61	per sq.ft. added	6,000	\$366,000	2021 FIR and 2024 Capital Program
Fire Services				\$235,406	
New Fire Space	\$34	per sq.ft. added	5,000	\$170,000	2021 FIR and 2024 Capital Program
New Vehicle Acquisitions	\$0.04	per \$1.00 of new infrastructure	\$1,545,000	\$65,406	2021 FIR and 2024 Capital Program
Police Services				\$2,620,000	
New Police Space	\$524	per sq.ft. added	5,000	\$2,620,000	2021 FIR and 2024 Capital Program
Parks and Recreation				\$426,982	
Indoor Recreation Space	\$9	per sq.ft. added	35,000	\$315,000	2021 FIR and 2024 Capital Program
Parkland Development	\$0.01	per \$1.00 of new infrastructure	\$13,025,000	\$110,648	2021 FIR and 2024 Capital Program
Equipment and Fleet	\$0.01	per \$1.00 of new infrastructure	\$157,000	\$1,334	2021 FIR and 2024 Capital Program
Child Care				\$614,462	
New Child Care Facility	\$158	per sq.ft. added	3,889	\$614,462	2021 FIR and 2024 Capital Program
Development-Related Studies				\$0	
No additional operating costs	\$0			\$0	
Public Works				\$21,403	
New Public Works Space	\$27	per sq.ft. added	7,000	\$189,000	2021 FIR and 2024 Capital Program
New Public Works Infrastructure	\$0.02	per \$1.00 of new infrastructure	\$875,000	\$21,403	2021 FIR and 2024 Capital Program
Roads and Related				\$1,020,485	
Development-Related Roads Infrastructure	\$415	per household	2,459	\$1,020,485	2021 FIR and 2024 Capital Program
TOTAL ESTIMATED OPERATING COSTS				\$5,493,739	

APPENDIX E

TABLE 5

MUNICIPALITY OF NORTH PERTH
 SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
 FOR GENERAL AND ENGINEERED SERVICES
 (in \$000)

Services (2024-2033)	Development-Related Capital Program (2024-2033)				
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-2033 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)
1.0 LIBRARY SERVICES	\$3,599.0	\$0.0	\$715.6	\$0.0	\$2,883.4
2.0 FIRE PROTECTION SERVICES	\$4,127.5	\$0.0	\$798.3	\$0.0	\$3,329.2
3.0 POLICE SERVICES	\$2,543.4	\$0.0	\$0.0	\$1,566.3	\$977.2
4.0 PARKS AND RECREATION SERVICES	\$31,559.5	\$3,725.0	\$3,823.3	\$0.0	\$24,011.2
5.0 CHILD CARE SERVICES	\$2,166.6	\$1,050.0	\$28.9	\$0.0	\$1,087.6
6.0 DEVELOPMENT-RELATED STUDIES	\$764.0	\$60.0	\$137.5	\$0.0	\$566.5
7.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	\$3,535.6	\$2,187.5	\$0.0	\$0.0	\$1,348.1
8.0 SERVICES RELATED TO A HIGHWAY: ROADS & RELATED	\$46,553.5	\$25,709.2	\$0.0	\$1,181.3	\$19,663.1
TOTAL - GENERAL SERVICES (2024-2033)	\$94,849.1	\$32,731.7	\$5,503.6	\$2,747.5	\$53,866.3

APPENDIX E

TABLE 6

MUNICIPALITY OF NORTH PERTH
 SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
 FOR GENERAL AND ENGINEERED SERVICES
 (in \$000)

Engineered Urban Services (2024-2046)	Development-Related Capital Program (2024-2046)				
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-2046 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)
1.0 WATER SERVICES	\$15,818.0	\$0.0	\$170.0	\$2,920.6	\$12,727.4
2.0 WASTEWATER SERVICES	\$30,368.2	\$10,570.1	\$1,986.4	\$0.0	\$17,811.7
3.0 STORMWATER DRAINAGE AND CONTROL SERVICES	\$914.1	\$0.0	\$0.0	\$0.0	\$914.1
TOTAL - ENGINEERED URBAN SERVICES	\$47,100.3	\$10,570.1	\$2,156.4	\$2,920.6	\$31,453.2

APPENDIX F

LOCAL SERVICE POLICY

APPENDIX F – LOCAL SERVICE POLICY

1. Collector Roads

- 1.1. Collector roads internal to development – Direct developer responsibility under s.59 of the DCA (as a local service).
- 1.2. Roads (collector and arterial) external to development – Include in DC calculation to the extent permitted under s.5(1) of the DCA (dependent on local circumstances).
- 1.3. Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Municipality or rail corridors – Include in DC calculation to the extent permitted under s.5(1) of the DCA (dependent on local circumstances).

2. Traffic Signals

- 2.1. Traffic signalization internal to development – Direct developer responsibility under s.59 of the DCA.
- 2.2. Traffic signalization external to development – Include in DC calculation to the extent permitted under s.5(1) of the DCA.

3. Intersection Improvements

- 3.1. New roads (collector and arterial) and road (collector and arterial) improvements – Include as part of road costing noted in item 1, to limits of ROW.
- 3.2. Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway – Direct development responsibility under s.59 of DCA (as a local service).
- 3.3. Intersections with County roads and provincial highways (Hwy. 48) – Include in DC calculation to the extent that they are Municipal responsibility.
- 3.4. Intersection improvements on other roads due to development growth increasing traffic – Include in DC calculation.

4. Streetlights

- 4.1. Streetlights on external roads – Include in area municipal DC (linked to collector road funding source in item 1).

4.2. Streetlights within specific developments – Direct developer responsibility under s.59 of DCA (as a local service).

5. Sidewalks

5.1. Sidewalks on MTO and County roads – Include in area municipal DC or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s.59 of DCA).

5.2. Sidewalks on area municipal roads – Linked to collector road funding source in item

5.3. Other sidewalks external to development (which are a local service within the area to which the plan relates) – Direct developer responsibility as a local service provision (under s.59 of DCA).

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

6.1. Bike routes and bike lanes, within road allowance, external to development – Include in DC road costs (County and area municipal), consistent with the service standard provisions of the DCA, s.5(1).

6.2. Bike paths/multi-use trails/naturalized walkways external to development – Include in area municipal DCs consistent with the service standard provisions of the DCA, s.5(1).

6.3. Bike lanes, within road allowance, internal to development – Direct developer responsibility under s.59 of the DCA (as a local service).

6.4. Bike paths/multi-use trails/naturalized walkways internal to development – Direct developer responsibility under s.59 of the DCA (as a local service).

6.5. Trail bridges/underpasses and associated works – Include in area municipal DCs consistent with the service standard provisions of the DCA, s.5(1).

7. Noise Abatement Measures

7.1. Internal to Development – Direct developer responsibility through local service provisions (s.59 of DCA).

8. Traffic Control Systems

8.1. Include in DC calculation.

9. Land Acquisition for Road Allowances

9.1. Land acquisition for arterial roads – Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in County or area municipal DC (to the extent eligible).

9.2. Land acquisition for collector roads – Dedication under the Planning Act subdivision provision (s.51) through development lands (up to 27 metre right-of-way); in areas with limited or no development, include in area municipal DC (to the extent eligible).

9.3. Land acquisition for grade separations (beyond normal dedication requirements) – Include in the DC to the extent eligible.

10. Land Acquisition for Easements

10.1. Easement costs external to subdivisions shall be included in DC calculation.

11. Storm Water Management

11.1. Quality and quantity works – Direct developer responsibility through local service provisions (s.59 of DCA).

11.2. Oversizing of stormwater management works for development external to developments will be subject to best efforts clauses by area municipality.

12. Water

12.1. Pumping stations and works associated with Zone boundaries to be included within the DC (area municipal and County).

12.2. Watermains external to subdivisions included in the DC.

12.3. Marginal costs of waterworks within the subdivision included in DC above 250 mm nominal diameter.

12.4. Connections to trunk mains and pumping stations to service specific area – Direct developer responsibility.

13. Sanitary Sewer

13.1. Pumping stations shall be included in the DC.

13.2. Sanitary sewers external to subdivisions included in the DC.

13.3. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.

13.4. Marginal costs of sanitary sewer works within the subdivision, which benefits upstream developers, included in DC above 375 mm nominal diameter and depth of 5 metres or greater.

APPENDIX G

BY-LAW

(TO BE PROVIDED UNDER SEPARATE COVER)