



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Administration, Finance and Human Resources Committee
From: Ken DeHart, County Treasurer
Date: Thursday, January 20, 2022
Subject: Annual Indexing of Development Charges

Background:

The County's Development Charges by-law 5523-17 and 5590-18 provides for the automatic indexing of development charges on January 1 of each year, without amendment to the by-law, in accordance with the most recent change in the Statistics Canada Quarterly, "Building Construction Price Index." The third quarter 2021 index reflects a year-over-year increase of 11.6%. There are two indices available for use in Ontario, the Toronto Series and the Ottawa Series. The County of Wellington uses the Toronto Series. The chart below summarizes the yearly changes for the 2018-2022 period.

County of Wellington Development Charges	
Indexing Date	Indexing Rate
January 1st, 2018	3.0%
January 1st, 2019	5.2%
January 1st, 2020	3.3%
January 1st, 2021	2.3%
January 1st, 2022	11.6%

The residential and non-residential development charges effective January 1, 2022 are set out in the attached schedule.

Recommendation:

That the County Treasurer's report Annual Indexing of Development Charges be received for information.

Respectfully submitted,

Ken DeHart, CPA, CGA
County Treasurer

SCHEDULE "A"
BY-LAW 5590-18
SCHEDULE OF COUNTY-WIDE DEVELOPMENT CHARGES - EFFECTIVE January 1, 2022

12-Month Change in "Building Construction Price Index" (from Stats Can): 11.6%

SERVICE	RESIDENTIAL					NON-RESIDENTIAL (per s.f. of Gross Floor Area)
	Single-Detached Dwelling & Semi-Detached Dwelling SD	Apartments 2 Bedrooms + APT2	Apartments Bachelor & 1 Bedroom APT1	Other Multiples OTH	Special Care / Special Dwelling Units SCD	
Library	1,206	783	571	953	379	0.04
Studies	127	81	59	99	40	0.04
Ambulance	69	45	33	55	22	0.01
Police	166	108	79	133	51	0.07
Roads and Related	3,599	2,335	1,703	2,844	1,126	1.39
Childcare	28	17	12	22	8	-
Provincial Offences Act	155	100	73	122	48	0.04
Health Unit	118	77	56	94	38	0.01
Social Services	146	96	69	116	46	0.01
Long-Term Care Homes	110	71	51	87	35	0.01
Waste Diversion	444	289	211	352	140	0.16
TOTAL	6,168	4,002	2,917	4,877	1,933	1.78