



 **Watson  
& Associates**  
ECONOMISTS LTD.

# Development Charges Draft Findings

Municipality of Middlesex Centre

---

Draft – For Internal Discussion Purposes

March 14, 2024

Watson & Associates Economists Ltd.  
905-272-3600  
[info@watsonecon.ca](mailto:info@watsonecon.ca)

**Infrastructure Costs Included in the Development Charges Calculation**

Municipality of Middlesex Centre  
Service: Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
<b>2024 to 2034</b>											
1	New Support and Response Vehicle	2024	80,000	-		80,000	-		80,000	66,400	13,600
2	New Aerial Vehicle (100' Platform)	2029	2,300,000	-		2,300,000	-		2,300,000	1,909,000	391,000
3	Additional Fire Facility Space (5,000 sq.ft.)	2029-2031	3,790,000	-		3,790,000	-		3,790,000	3,145,700	644,300
4	Training Facility Space	2028	75,000	-		75,000	56,700		18,300	15,189	3,111
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(901,798)	(748,493)	(153,306)
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	<b>Total</b>		<b>6,245,000</b>	<b>-</b>	<b>-</b>	<b>6,245,000</b>	<b>56,700</b>	<b>-</b>	<b>5,286,502</b>	<b>4,387,796</b>	<b>898,705</b>

**Infrastructure Costs Included in the Development Charges Calculation**

Municipality of Middlesex Centre  
 Service: Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2046	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
1	<b>Road Reconstructions</b> King and George St. Reconstruction	2024-2025	575,000	-		575,000	517,500		57,500	47,725	9,775
2	<b>Road Surface Conversions (LCB to HCB)</b> Oxbow Dr. W Rural (Amiens to 2000m east) - Upgrade from LCB to HCB rural	2028	1,307,400	-		1,307,400	562,100		745,300	618,599	126,701
3	Oxbow Dr. W Urban (Komoka Rd to 375m west) - Upgrade from LCB to HCB urban	2028	1,039,414	-		1,039,414	412,200		627,214	520,588	106,626
4	Oxbow Dr. E (Union to Coldstream) - Upgrade from LCB to HCB urban	2030	1,360,302	-		1,360,302	539,500		820,802	681,266	139,536
5	Oxbow Dr. E (Union to Coldstream) - Upgrade from LCB to HCB rural	2030	2,040,453	-		2,040,453	877,300		1,163,153	965,417	197,736
6	Amiens Rd (Glendon Dr to Oxbow Drive)	2028	809,000	-		809,000	347,800		461,200	382,796	78,404
7	Oxbow Dr (Nairn Rd to Vanneck Rd)	2028	645,400	-		645,400	277,500		367,900	305,357	62,543
8	Clarke Rd (Nine Mile Rd to Eight Mile Rd)	2030	782,900	-		782,900	336,600		446,300	370,429	75,871
9	Prospect Hill Rd (Elginfiled Rd to 16 Mile Rd)	2032	621,000	-		621,000	267,000		354,000	293,820	60,180
10	Prospect Hill Rd (16 Mile Rd to 15 Mile Rd)	2032	1,066,900	-		1,066,900	458,700		608,200	504,806	103,394
11	Prospect Hill Rd (15 Mile Rd to 14 Mile Rd)	2032	934,200	-		934,200	401,700		532,500	441,975	90,525
12	Prospect Hill Rd (14 Mile Rd to 13 Mile Rd)	2032	915,200	-		915,200	393,500		521,700	433,011	88,689
13	Prospect Hill Rd (13 Mile Rd to Plover Mills Rd)	2032	849,800	-		849,800	365,400		484,400	402,052	82,348
14	Prospect Hill Rd (Plover Mills Rd to Ilderton Rd)	2033	930,600	-		930,600	400,100		530,500	440,315	90,185
15	Prospect Hill Rd (Ilderton Rd to 10 Mile Rd)	2032	783,400	-		783,400	336,800		446,600	370,678	75,922
16	Prospect Hill Rd (10 Mile Rd to 9 Mile Rd)	2031	789,100	-		789,100	339,300		449,800	373,334	76,466
17	Prospect Hill Rd (9 Mile Rd to 8 Mile Rd)	2030	778,400	-		778,400	334,700		443,700	368,271	75,429
18	Prospect Hill Rd (8 Mile Rd to Thorndale Rd)	2027	334,100	-		334,100	143,600		190,500	158,115	32,385
19	Pulham Rd (Vanneck Rd to Old River Rd)	2027	213,400	-		213,400	91,800		121,600	100,928	20,672
20	Sunningdale Rd W (Denfiled Rd to Vanneck Rd)	2027	1,389,500	-		1,389,500	597,400		792,100	657,443	134,657
21	Vanneck Rd (New Ontario Rd to Atwood Ln)	2029	175,500	-		175,500	75,500		100,000	83,000	17,000
22	Road Conversions (LCB to HCB Rural)	2038-2046	7,506,000	-		7,506,000	3,227,200		4,278,800	3,551,404	727,396
23	<b>Road Surface Conversions (from Gravel to LCB)</b> Coldstream Rd (270m North of Quaker Ln to Hedley Dr)	2034	460,000	-		460,000	355,400		104,600	86,818	17,782
24	Twelve Mile Rd (Hyde Park Rd to Wonderland Rd N)	2035	575,000	-		575,000	444,200		130,800	108,564	22,236
25	Road Conversions (Gravel to LCB)	2038-2046	1,326,000	-		1,326,000	1,024,400		301,600	250,328	51,272
26	<b>Road Widening</b> Glendon Drive Widening (Komoka Rd to Amiens Rd) - Municipality's Share	2027	250,000	-		250,000	150,000		100,000	83,000	17,000
	<b>Road Urbanizations</b>										

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2046	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
27	Westbrook Dr (Stephen Moore to Kilworth Park Dr) - Complete Urbanization	2025	825,000	-		825,000	495,000		330,000	273,900	56,100
28	Glendon Drive Urbanization (Komoka Rd to Jeffries Rd) - Municipality's Share	2026	2,311,000	-		2,311,000	1,386,600		924,400	767,252	157,148
29	<b>Interchanges</b> Highway 402 & Carriage Rd Interchange (Municipality's Share)	2030-2035	11,073,300	-		11,073,300	6,631,800		4,441,500	3,686,445	755,055
30	<b>Pedestrian Crossings</b> New Pedestrian Crossing (Hyde Park Rd at Heritage Dr)	2026	95,000	-		95,000	61,400		33,600	27,888	5,712
31	New Pedestrian Crossing (Ilderton Rd at Bowman Dr)	2025	95,000	-		95,000	61,400		33,600	27,888	5,712
32	New Pedestrian Crossing (Longwoods and Springer Rd)	2025	95,000	-		95,000	61,400		33,600	27,888	5,712
33	<b>Facilities</b> New Delaware PWE Facility & Sand/Salt Storage	2029	21,024,000	-		21,024,000	11,194,300		9,829,700	8,158,651	1,671,049
34	New Staging/Storage Yard	2030	350,000	-		350,000	226,200		123,800	102,754	21,046
35	<b>Active Trails</b> Active Trail Connection on Ilderton Road (Bowman Dr to Oxbow Public School)	2027	1,000,000	-		1,000,000	646,200		353,800	293,654	60,146
36	<b>Vehicles &amp; Equipment</b> New Tri Axle Truck	2027	550,000	-		550,000	-		550,000	456,500	93,500
37	New Tandem Plow Truck	2043	500,000	-		500,000	-		500,000	415,000	85,000
38	New Tandem Roll/Off Plow Truck	2032	500,000	-		500,000	-		500,000	415,000	85,000
39	New 3/4 Plow Truck	2031	125,000	-		125,000	-		125,000	103,750	21,250
40	New 1/2 Ton Pickup Truck	2029	70,000	-		70,000	-		70,000	58,100	11,900
41	New 1 Ton Pickup Truck	2030	140,000	-		140,000	-		140,000	116,200	23,800
42	New Sidewalk Plow	2028	250,000	-		250,000	-		250,000	207,500	42,500
43	New Sidewalk Plow	2034	250,000	-		250,000	-		250,000	207,500	42,500
44	New Street Sweeper	2035	300,000	-		300,000	-		300,000	249,000	51,000
45	New Street Sweeper Attachment	2024	160,000	-		160,000	143,300		16,700	13,861	2,839
46	New Compact Track Loader & Attachments	2024	160,000	-		160,000	-		160,000	132,800	27,200
47	New 55 Ton Float Trailer	2026	165,000	-		165,000	147,800		17,200	14,276	2,924
48	New Tridem Dump Trailer	2027	120,000	-		120,000	-		120,000	99,600	20,400
49	New Hydro Vacuum Truck	2040	700,000	-		700,000	626,900		73,100	60,673	12,427
50	New Large Excavator	2026	550,000	-		550,000	-		550,000	456,500	93,500
51	Road Cameras (4)	2030	14,000	-		14,000	9,000		5,000	4,150	850
52	<b>Debt</b> Operations Centre Debt Payments	2024-2032	2,214,582	-		2,214,582	1,814,070		400,512	332,425	68,087
			-	-		-	-		-	-	-

Municipality of Middlesex Centre  
 Service: Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2046	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
	Recovery of Unfunded Capital		1,228,516	-		1,228,516	-		1,228,516	1,019,668	208,848
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	<b>Total</b>		<b>73,323,367</b>	<b>-</b>	<b>-</b>	<b>73,323,367</b>	<b>36,782,570</b>	<b>-</b>	<b>36,540,797</b>	<b>30,328,862</b>	<b>6,211,936</b>

### Infrastructure Costs Included in the Development Charges Calculation

Municipality of Middlesex Centre  
Service: Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2024 to 2034										95%	5%	
	<b>Trail Development</b>											
1	Clear Skies Primary & Secondary Trails	2025	215,000	211,140	-		211,140	-		211,140	200,583	10,557
2	Edgewater Trail	2027	112,007	160,200	-		160,200	-		160,200	152,190	8,010
3	New Rail Trail (London to Denfield)	2030		4,951,850	-		4,951,850	3,744,100		1,207,750	1,147,363	60,388
	<b>Park Development</b>											
4	Tridon Park Development	2024	375,000	61,834	-		61,834	-		61,834	58,742	3,092
5	Civic Square	2026	3,000,000	1,647,200	342,500		1,304,700	986,500		318,200	302,290	15,910
6	Timberwalk Park	2024-2025	241,700	300,000	-		300,000	-	122,875	177,125	168,269	8,856
7	Brantam Development	2027	148,700	200,000	-		200,000	-		200,000	190,000	10,000
8	Clear Skies Park	2025	232,400	300,000	-		300,000	-		300,000	285,000	15,000
9	Bryanston Community Park	2028-2029		1,993,100	-		1,993,100	811,300		1,181,800	1,122,710	59,090
	<b>Facilities</b>											
10	Ilderton Recreation Facility (Phase 1 - New Arena)	2034	2,293,016	23,208,000	-		23,208,000	14,911,300		8,296,700	7,881,865	414,835
11	New Operations Space	2034		2,832,000	-		2,832,000	2,548,800		283,200	269,040	14,160
	<b>Vehicles &amp; Equipment</b>											
12	1/2 Ton Pick-up Truck	2025	120,800	67,500	-		67,500	-		67,500	64,125	3,375
13	1/2 Ton Pick-up Truck	2026	120,800	67,500	-		67,500	-		67,500	64,125	3,375
14	18' Trailer	2024	55,800	25,000	-		25,000	-		25,000	23,750	1,250
15	18' Trailer	2028		25,000	-		25,000	-		25,000	23,750	1,250
16	Zero Turn Mower	2025	55,800	30,000	-		30,000	-		30,000	28,500	1,500
17	Zero Turn Mower	2026	55,800	30,000	-		30,000	-		30,000	28,500	1,500
	<b>Debt</b>											
18	Wellness Centre Debt Payments		4,850,255	3,642,137	-		3,642,137	2,003,175		1,638,962	1,557,014	81,948
	Reserve Fund Adjustment									(1,563,720)	(1,485,534)	(78,186)
	<b>Total</b>		<b>11,877,078</b>	<b>39,752,461</b>	<b>342,500</b>	<b>-</b>	<b>39,409,961</b>	<b>25,005,175</b>	<b>122,875</b>	<b>12,718,190</b>	<b>12,082,281</b>	<b>635,910</b>

**Infrastructure Costs Included in the Development Charges Calculation**

Municipality of Middlesex Centre  
Service: Wastewater Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2046 (Urban)	Service Area	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
1	<b>Treatment Capacity</b> Ilderton Treatment Capacity Upgrades	Ilderton	2024-2028	9,776,650	-		9,776,650	-		9,776,650	8,212,386	1,564,264
2	Komoka WWTP Expansion Phase 1 (2,250 m <sup>3</sup> /day to 3,500 m <sup>3</sup> /day)	Kilworth/ Komoka	2028	23,571,000	-		23,571,000	-		23,571,000	19,799,640	3,771,360
3	Komoka WWTP Expansion Phase 2 (3,500 m <sup>3</sup> /day to 4,750 m <sup>3</sup> /day)	Kilworth/ Komoka	2033	23,271,000	-		23,271,000	-		23,271,000	19,547,640	3,723,360
4	Komoka WWTP Expansion Phase 3 (4,750 m <sup>3</sup> /day to 6,000 m <sup>3</sup> /day)	Kilworth/ Komoka	2038	23,271,000	-		23,271,000	-		23,271,000	19,547,640	3,723,360
5	<b>Pumping Stations</b> New Komoka SPS2 (Incl. New Forcemain to Komoka WWTP)	Komoka	2025-2028	6,222,000	-		6,222,000	4,313,900		1,908,100	1,602,804	305,296
6	Decommission Existing Komoka SPS1 (Incl. New Gravity Main to Komoka SPS2)	Komoka	2033	4,794,000	-		4,794,000	3,323,800		1,470,200	1,234,968	235,232
7	Upgrade Kilworth Pumping Station (Kilworth SPS2)	Kilworth	2040	816,000	-		816,000	632,800		183,200	153,888	29,312
8	New Arva SPS2 (Incl. new Forcemain to Arva SPS1)	Arva	2027-2028	3,876,000	-		3,876,000	-		3,876,000	3,255,840	620,160
9	Upgrade Arva SPS1	Arva	2027-2028	1,428,000	-		1,428,000	945,700		482,300	405,132	77,168
10	New Delaware SPS1 (Incl. New Forcemain to Komoka WWTP)	Delaware	2040	12,138,000	-		12,138,000	-		12,138,000	10,195,920	1,942,080
11	<b>Wastewater Mains</b> Upgrade Sewer Main on Komoka Rd. (Komoka SPS1 to Huron Rd.)	Komoka	2026	1,600,000	-		1,600,000	1,339,900		260,100	218,484	41,616
12	<b>Debt</b> Phase I WWTF Upgrades - Debt Repayment	Kilworth/Komoka	2024-2038	5,156,631	-		5,156,631	-		5,156,631	4,331,570	825,061
13	Ilderton West Pumping Station and Forcemain - Debt Repayment	Ilderton West	2024-2034	749,056	-		749,056	245,690		503,366	422,827	80,539
	Recovery of Unfunded Capital			4,207,998	-		4,207,998	-		4,207,998	3,534,718	673,280
	<b>Total</b>			<b>120,877,335</b>	<b>-</b>	<b>-</b>	<b>120,877,335</b>	<b>10,801,790</b>	<b>-</b>	<b>110,075,545</b>	<b>92,463,458</b>	<b>17,612,087</b>

**Infrastructure Costs Included in the Development Charges Calculation**

Municipality of Middlesex Centre  
Service: Water Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Service Area	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
<b>2024 to 2046 (Urban)</b>												
	<b>Storage Capacity &amp; Pumping Stations</b>											
1	New Arva Water Storage Facility and BPS	Arva	2027-2028	4,094,000	-		4,094,000	3,219,400		874,600	734,664	139,936
	<b>Storage Capacity</b>											
2	Replace Komoka Elevated Tank	Kilworth/Komoka and Delaware	2033	10,970,000	-		10,970,000	7,977,800		2,992,200	2,513,448	478,752
3	Expand On-grade Storage Reservoir (at Komoka BPS)	Kilworth/Komoka and Delaware	2033	3,010,000	-		3,010,000	2,189,000		821,000	689,640	131,360
4	New Ilderton Water Storage Facility	Ilderton	2030	7,165,000	-		7,165,000	-		7,165,000	6,018,600	1,146,400
5	New Delaware Water Storage Facility	Delaware	2040-2046	4,508,000	-		4,508,000	-		4,508,000	3,786,720	721,280
	<b>Pumping Stations</b>											
6	Expand Komoka BPS	Kilworth/Komoka and Delaware	2026	1,138,000	-		1,138,000	-		1,138,000	955,920	182,080
7	Expand Komoka IPS	Kilworth	2026	1,091,000	-		1,091,000	489,700		601,300	505,092	96,208
8	Expand Ilderton BPS	Ilderton	2034	921,000	-		921,000	579,900		341,100	286,524	54,576
9	Expand Delaware BPS	Delaware	2040-2046	714,000	-		714,000	211,000		503,000	422,520	80,480
	<b>Water Mains</b>											
10	Glendon Dr. Watermain (Highway 402 E to W of Komoka Rd.)	Komoka	2027	5,916,000	-		5,916,000	-		5,916,000	4,969,440	946,560
11	Glendon Dr. Watermain Extension - Twinning		2024	440,000	-		440,000	-		440,000	369,600	70,400
12	King and George St. Reconstruction - Oversizing of Watermain		2025	430,000	-		430,000	395,100		34,900	29,316	5,584
13	Twinning of Watermains on Queen St. (Oxbow Dr. to Railway Ave.) and Railway Ave. (Queen St. to Tunks Ln.)	Komoka Kilworth	2036	3,876,000	-		3,876,000	-		3,876,000	3,255,840	620,160
14	Oversize Watermain on Gideon Dr. (Komoka Rd. to Millcreek Ln.)	Delaware	2040-2046	4,692,000	-		4,692,000	3,457,300		1,234,700	1,037,148	197,552
15	Connect Arva to LHPWSS	Arva	2027-2028	2,040,000	-		2,040,000	1,604,200		435,800	366,072	69,728
	<b>Debt</b>											
16	Kilworth/Komoka Water Line - Debt Repayment	Kilworth/Komoka and Delaware	2024-2031	1,854,465	-		1,854,465	880,130		974,335	818,442	155,894
	Recovery of Unfunded Capital			1,394,379	-		1,394,379	-		1,394,379	1,171,278	223,101
	<b>Total</b>			<b>54,253,844</b>	<b>-</b>	<b>-</b>	<b>54,253,844</b>	<b>21,003,530</b>	<b>-</b>	<b>33,250,314</b>	<b>27,930,264</b>	<b>5,320,050</b>



**TABLE 6-1**  
**MUNICIPALITY OF MIDDLESEX CENTRE**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2024 to 2046 (Urban)**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
	\$	\$	\$	\$
1. Wastewater Services	92,463,458	17,612,087	20,933	83.54
2. Water Services	27,930,264	5,320,050	6,337	25.30
<b>TOTAL</b>	<b>\$120,393,722</b>	<b>\$22,932,137</b>	<b>\$27,270</b>	<b>108.84</b>
Financing Costs	5,453,963	1,124,232		
D.C.-Eligible Capital Cost	\$125,847,684	\$24,056,369		
22-Year (Urban) Gross Population/GFA Growth (sq.m.)	14,514	221,016		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$8,670.78</b>	<b>\$108.84</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.145	\$27,270		
Other Multiples	2.323	\$20,142		
Apartments - 2 Bedrooms +	2.194	\$19,024		
Apartments - Bachelor and 1 Bedroom	1.397	\$12,113		

**TABLE 6-2**  
**MUNICIPALITY OF MIDDLESEX CENTRE**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2024 to 2046**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
	\$	\$	\$	\$
3. Services Related to a Highway	30,328,862	6,211,936	6,503	21.96
<b>TOTAL</b>	<b>\$30,328,862</b>	<b>\$6,211,936</b>	<b>\$6,503</b>	<b>\$21.96</b>
Financing Costs	1,930,196	382,019		
D.C.-Eligible Capital Cost	\$32,259,058	\$6,593,954		
22-Year Gross Population/GFA Growth (sq.m.)	15,602	300,235		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$2,067.62</b>	<b>\$21.96</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.145	\$6,503		
Other Multiples	2.323	\$4,803		
Apartments - 2 Bedrooms +	2.194	\$4,536		
Apartments - Bachelor and 1 Bedroom	1.397	\$2,888		

**TABLE 6-3**  
**MUNICIPALITY OF MIDDLESEX CENTRE**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2024 to 2034**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
	\$	\$	\$	\$
4. Fire Protection Services	4,387,796	898,705	1,908	6.29
5. Parks & Recreation Services	12,082,281	635,910	5,144	4.36
<b>TOTAL</b>	<b>\$16,470,077</b>	<b>\$1,534,615</b>	<b>\$7,052</b>	<b>\$10.65</b>
Financing Costs	400,795	48,164		
D.C.-Eligible Capital Cost	\$16,870,872	\$1,582,779		
10-Year Gross Population/GFA Growth (sq.m.)	7,524	148,598		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$2,242.27</b>	<b>\$10.65</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.145	\$7,052		
Other Multiples	2.323	\$5,209		
Apartments - 2 Bedrooms +	2.194	\$4,920		
Apartments - Bachelor and 1 Bedroom	1.397	\$3,132		

Service/Class of Service	Residential (Single Detached)				
	Current	Calculated	Difference (Calculated vs. Current)	Yr-1 at 80% Phase-in	Difference (Yr-1 vs. Current)
<b>Municipal Wide Services/Classes:</b>					
Services Related to a Highway	\$ 8,665	\$ 6,503	\$ (2,162)	\$ 5,202	\$ (3,463)
Fire Protection Services	\$ 2,220	\$ 1,908	\$ (312)	\$ 1,527	\$ (693)
Parks & Recreation Services	\$ 5,654	\$ 5,144	\$ (510)	\$ 4,115	\$ (1,539)
Library Services	\$ -	\$ -	\$ -	\$ -	\$ -
Growth-related Studies	\$ 678	\$ -	\$ (678)	\$ -	\$ (678)
<b>Total Municipal Wide Services/Classes</b>	<b>\$ 17,217</b>	<b>\$ 13,555</b>	<b>\$ (3,662)</b>	<b>\$ 10,844</b>	<b>\$ (6,373)</b>
<b>Urban Services</b>					
Wastewater Services	\$ 15,667	\$ 20,933	\$ 5,266	\$ 16,746	\$ 1,079
Water Services	\$ 2,454	\$ 6,337	\$ 3,883	\$ 5,070	\$ 2,616
<b>Total Urban Services</b>	<b>\$ 18,121</b>	<b>\$ 27,270</b>	<b>\$ 9,149</b>	<b>\$ 21,816</b>	<b>\$ 3,695</b>
<b>Grand Total - Urban Area</b>	<b>\$ 35,338</b>	<b>\$ 40,825</b>	<b>\$ 5,487</b>	<b>\$ 32,660</b>	<b>\$ (2,678)</b>

Development Type	Current
<b>Industrial</b>	
Municipal-wide Services	\$ 26.05
Water & Wastewater	\$ 16.25
<b>Total Industrial</b>	<b>\$ 42.30</b>
<b>Agricultural</b>	
Municipal-wide Services	\$ 5.35
Water & Wastewater	\$ -
<b>Total Agricultural</b>	<b>\$ 5.35</b>
<b>All Other Non-Residential</b>	
Municipal-wide Services	\$ 65.11
Water & Wastewater	\$ 40.64
<b>Total All Other Non-Residential</b>	<b>\$ 105.75</b>

Option 1 - Uniform Non-Residential Rate			
Calculated	Difference (Calculated vs. Current)	Yr-1 at 80% Phase-in	Difference (Yr-1 vs. Current)
\$ 32.61	\$ 6.56	\$ 26.09	\$ 0.04
\$ 108.84	\$ 92.59	\$ 87.07	\$ 70.82
<b>\$ 141.45</b>	<b>\$ 99.15</b>	<b>\$ 113.16</b>	<b>\$ 70.86</b>
\$ 32.61	\$ 27.26	\$ 26.09	\$ 20.74
\$ -	\$ -	\$ -	\$ -
<b>\$ 32.61</b>	<b>\$ 27.26</b>	<b>\$ 26.09</b>	<b>\$ 20.74</b>
\$ 32.61	\$ (32.50)	\$ 26.09	\$ (39.02)
\$ 108.84	\$ 68.20	\$ 87.07	\$ 46.43
<b>\$ 141.45</b>	<b>\$ 35.70</b>	<b>\$ 113.16</b>	<b>\$ 7.41</b>

Option 2 - Differentiated Non-Residential			
Calculated	Difference (Calculated vs. Current)	Yr-1 at 80% Phase-in	Difference (Yr-1 vs. Current)
\$ 29.97	\$ 3.92	\$ 23.97	\$ (2.08)
\$ 82.72	\$ 66.47	\$ 66.17	\$ 49.92
<b>\$ 112.69</b>	<b>\$ 70.39</b>	<b>\$ 90.15</b>	<b>\$ 47.85</b>
\$ 11.13	\$ 5.78	\$ 8.90	\$ 3.55
\$ -	\$ -	\$ -	\$ -
<b>\$ 11.13</b>	<b>\$ 5.78</b>	<b>\$ 8.90</b>	<b>\$ 3.55</b>
\$ 66.16	\$ 1.05	\$ 52.93	\$ (12.18)
\$ 180.92	\$ 140.28	\$ 144.73	\$ 104.09
<b>\$ 247.07</b>	<b>\$ 141.32</b>	<b>\$ 197.66</b>	<b>\$ 91.91</b>

**Schedule 1  
Municipality of Middlesex Centre  
Residential Growth Forecast Summary**

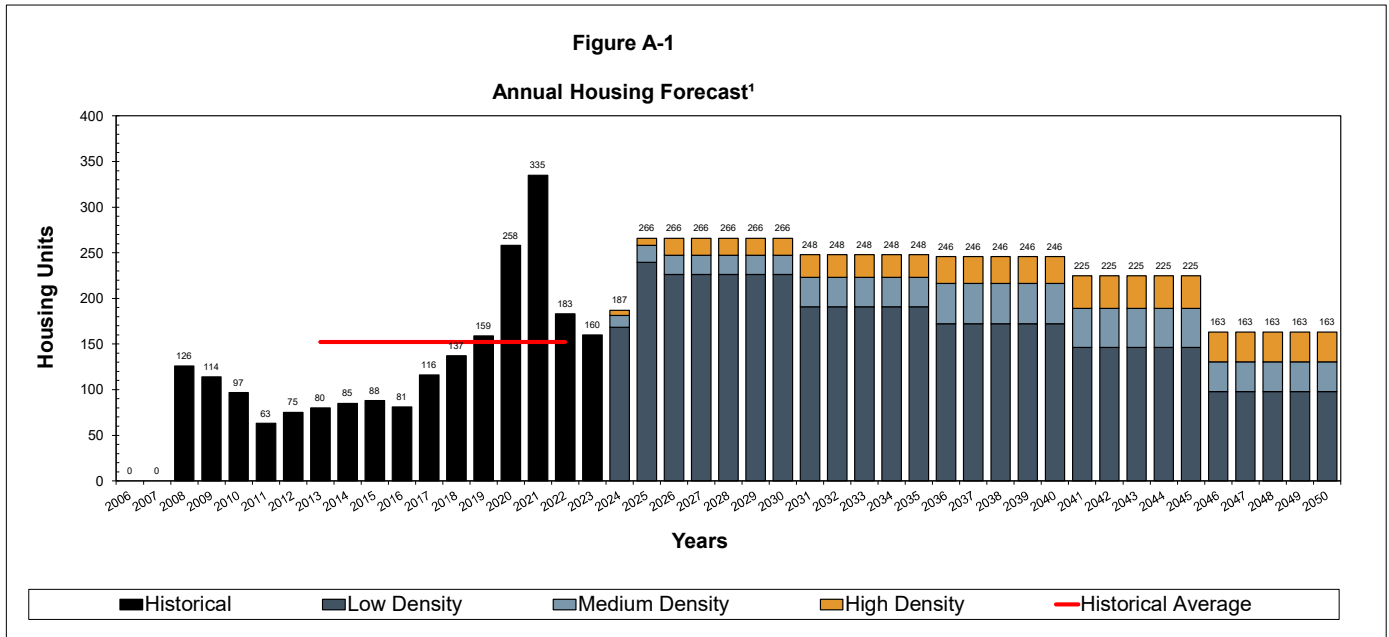
Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2011	16,920	16,487	347	16,140	5,412	148	90	4	5,654	315	2.916
	Mid 2016	17,820	17,262	367	16,895	5,715	135	125	5	5,980	334	2.887
	Mid 2021	19,540	18,928	198	18,730	6,160	240	155	140	6,695	180	2.827
Forecast	Mid 2024	21,140	20,477	216	20,261	6,590	483	160	140	7,373	196	2.777
	Mid 2034	28,140	27,254	544	26,710	8,701	718	341	140	9,900	495	2.753
	Mid 2041	32,910	31,876	671	31,205	9,944	1,004	538	140	11,626	610	2.742
	Mid 2046	35,501	34,387	736	33,651	10,675	1,217	718	140	12,751	669	2.697
Incremental	Mid 2011 - Mid 2016	900	775	20	755	303	-13	35	1	326	19	
	Mid 2016 - Mid 2021	1,720	1,666	-169	1,835	445	105	30	135	715	-154	
	Mid 2021 - Mid 2024	1,600	1,549	18	1,531	430	243	5	0	678	16	
	Mid 2024 - Mid 2034	7,000	6,777	328	6,449	2,111	235	181	0	2,527	299	
	Mid 2024 - Mid 2041	11,770	11,399	455	10,944	3,354	521	378	0	4,253	414	
	Mid 2024 - Mid 2046	14,361	13,910	520	13,390	4,085	734	558	0	5,378	473	

Source: Derived from Growth Management Strategy Technical Report for Middlesex Centre (March, 2022) by Watson & Associates Economists Ltd.

[1] Census undercount estimated at approximately 3.2%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

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



Source: Historical housing activity derived from Statistics Canada building permit data for the Municipality of Middlesex Centre, 2007-2017.

[1] Growth forecast represents calendar year.

**Schedule 2**  
**Municipality of Middlesex Centre**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Ilderton	2024 to 2034	404	60	14	478	1,436	(310)	1,126	94	1,220
	2024 to 2041	648	68	37	753	2,265	(439)	1,826	131	1,957
	2024 to 2046	777	110	57	944	2,806	(637)	2,169	150	2,319
Kilworth & Komoka	2024 to 2034	1,275	109	138	1,522	4,522	(410)	4,112	125	4,237
	2024 to 2041	2,207	52	295	2,554	7,616	(581)	7,035	173	7,208
	2024 to 2046	2,558	146	415	3,119	9,163	(843)	8,320	198	8,519
Delaware	2024 to 2034	181	31	12	224	664	(141)	523	43	566
	2024 to 2041	336	98	41	475	1,361	(199)	1,162	60	1,222
	2024 to 2046	474	169	77	720	2,028	(289)	1,739	68	1,807
Arva	2024 to 2034	33	18	9	61	165	(5)	160	1	161
	2024 to 2041	82	40	15	137	379	(6)	373	2	375
	2024 to 2046	119	47	18	184	517	(9)	508	2	510
Other Area	2024 to 2034	217	17	7	242	737	(210)	527	64	591
	2024 to 2041	81	263	-10	334	847	(299)	547	89	636
	2024 to 2046	157	262	-9	411	1,088	(434)	653	102	755
Municipality of Middlesex Centre	2024 to 2034	2,111	235	181	2,527	7,524	(1,076)	6,448	328	6,776
	2024 to 2041	3,354	521	378	4,253	12,468	(1,524)	10,943	455	11,398
	2024 to 2046	4,085	734	558	5,378	15,602	(2,212)	13,390	520	13,909

Source: Derived from Growth Management Strategy Technical Report for Middlesex Centre (March, 2022) by Watson & Associates Economists Ltd.

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

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

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

**Schedule 3  
Municipality of Middlesex Centre  
Current Year Growth Forecast  
Mid 2021 to Mid 2024**

		Population
<b>Mid 2021 Population</b>		<b>18,928</b>
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	678
	<i>multiplied by P.P.U. (3)</i>	2,959
	<i>gross population increase</i>	2,006
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	16
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	17
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	6,695
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.071
	<i>total decline in population</i>	-474
<b>Population Estimate to Mid 2024</b>		<b>20,477</b>
<b>Net Population Increase, Mid 2021 to Mid 2024</b>		<b>1,549</b>

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.218	63%	2.041
<i>Multiples (6)</i>	2.521	36%	0.904
<i>Apartments (7)</i>	1.895	1%	0.014
<b>Total</b>		100%	2.959

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

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

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

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

**Schedule 4  
Municipality of Middlesex Centre  
Ten Year Growth Forecast  
Mid 2024 to Mid 2034**

		Population
<b>Mid 2024 Population</b>		<b>20,477</b>
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	2,527
	<i>multiplied by P.P.U. (3)</i>	2,978
	<i>gross population increase</i>	7,524
		7,524
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	299
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	329
		329
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	7,373
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.146
	<i>total decline in population</i>	-1,076
		-1,076
<b>Population Estimate to Mid 2034</b>		<b>27,254</b>
<b>Net Population Increase, Mid 2024 to Mid 2034</b>		<b>6,777</b>

(1) Mid 2024 Population based on:

2021 Population (18,928) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (678 x 2.959 = 2,006) + (16 x 1.1 = 17) + (6,695 x -0.071 = -474) = 20,477

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.145	84%	2.627
<i>Multiples (6)</i>	2.323	9%	0.216
<i>Apartments (7)</i>	1.881	7%	0.135
<i>one bedroom or less</i> 1.397			
<i>two bedrooms or more</i> 2.194			
<b>Total</b>		100%	2.978

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

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

(4) Mid 2024 households based upon 2021 Census (6,695 units) + Mid 2021 to Mid 2024 unit estimate (678 units) = 7,373 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 5**  
**Municipality of Middlesex Centre**  
**17- Year Growth Forecast**  
**Mid 2024 to Mid 2041**

		Population
<b>Mid 2024 Population</b>		<b>20,477</b>
Occupants of New Housing Units, Mid 2024 to Mid 2041	<i>Units (2)</i>	4,253
	<i>multiplied by P.P.U. (3)</i>	2,932
	<i>gross population increase</i>	12,468
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2041	<i>Units</i>	414
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	455
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2041	<i>Units (4)</i>	7,373
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.207
	<i>total decline in population</i>	-1,524
<b>Population Estimate to Mid 2041</b>		<b>31,876</b>
<b>Net Population Increase, Mid 2024 to Mid 2041</b>		<b>11,399</b>

(1) Mid 2024 Population based on:

$$2021 \text{ Population } (18,928) + \text{Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period } (678 \times 2.959 = 2,006) + (16 \times 1.1 = 17) + (6,695 \times -0.071 = -474) = 20,477$$

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.145	79%	2.480
<i>Multiples (6)</i>	2.323	12%	0.284
<i>Apartments (7)</i>	1.881	9%	0.167
<i>one bedroom or less</i>	1.397		
<i>two bedrooms or more</i>	2.194		
<b>Total</b>		100%	2.932

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

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

(4) Mid 2024 households based upon 2021 Census (6,695 units) + Mid 2021 to Mid 2024 unit estimate (678 units) = 7,373 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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

**Schedule 6  
Municipality of Middlesex Centre  
Long-Term Growth Forecast  
Mid 2024 to Mid 2046**

			Population
<b>Mid 2024 Population</b>			<b>20,477</b>
Occupants of New Housing Units, Mid 2024 to Mid 2046	<i>Units (2)</i>	5,378	
	<i>multiplied by P.P.U. (3)</i>	2,901	
	<i>gross population increase</i>	15,602	15,602
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2046	<i>Units</i>	473	
	<i>multiplied by P.P.U. (3)</i>	1,100	
	<i>gross population increase</i>	520	520
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2046	<i>Units (4)</i>	7,373	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0,300	
	<i>total decline in population</i>	-2,212	-2,212
<b>Population Estimate to Mid 2046</b>			<b>34,387</b>
<b>Net Population Increase, Mid 2024 to Mid 2046</b>			<b>13,910</b>

(1) Mid 2024 Population based on:

2016 Population (18,928) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (678 x = 2,006) + (6,695 x - 0.0683 = -457) = 20,477

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.145	76%	2.389
<i>Multiples (6)</i>	2.323	14%	0.317
<i>Apartments (7)</i>	1.881	10%	0.195
<i>one bedroom or less</i>	1.397		
<i>two bedrooms or more</i>	2.194		
<b>Total</b>		100%	2.901

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

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

(4) Mid 2024 households based upon 2021 Census (6,695 units) + Mid 2021 to Mid 2024 unit estimate (678 units) = 7,373 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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

**Schedule 7**  
**Municipality of Middlesex Centre**  
**Historical Residential Building Permits**  
**Years 2014 to 2023**

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
2014	85	0	0	85
2015	82	6	0	88
2016	69	10	2	81
2017	116	0	0	116
2018	101	36	0	137
Sub-total	453	52	2	507
<b>Average (2014 - 2018)</b>	<b>91</b>	<b>10</b>	<b>0</b>	<b>101</b>
% Breakdown	89.3%	10.3%	0.4%	100.0%
2019	115	44	0	159
2020	222	36	0	258
2021	285	50	0	335
2022	108	75	0	183
2023	37	118	5	160
Sub-total	767	323	5	1,095
<b>Average (2019 - 2023)</b>	<b>153</b>	<b>65</b>	<b>1</b>	<b>219</b>
% Breakdown	70.0%	29.5%	0.5%	100.0%
2014 - 2023				
Total	1,220	375	7	1,602
<b>Average</b>	<b>122</b>	<b>38</b>	<b>1</b>	<b>160</b>
% Breakdown	76.2%	23.4%	0.4%	100.0%

Source: Historical housing activity derived from Statistics Canada building permit data for the Municipality of Middlesex Centre , 2007-2017.

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

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

**Schedule 8a - 25 Year Average  
Municipality of Middlesex Centre  
Persons Per Unit By Age and Type of Dwelling  
2021 Census**

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.229	4.313	<b>3.218</b>		
6-10	-	-	-	3.404	3.800	<b>3.304</b>		
11-15	-	-	-	3.286	4.333	<b>3.326</b>		
16-20	-	-	-	3.049	-	<b>2.960</b>		
20-25	-	-	1.933	3.071	3.529	<b>2.991</b>	3.160	3.145
25-35	-	-	-	2.982	-	<b>2.881</b>		
35+	-	-	1.867	2.688	3.828	<b>2.673</b>		
<b>Total</b>	-	<b>1.500</b>	<b>1.847</b>	<b>2.904</b>	<b>3.839</b>	<b>2.876</b>		

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

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

<sup>[3]</sup> Adjusted based on historical trends.

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

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

**Schedule 8b  
Middlesex  
Persons Per Unit By Age and Type of Dwelling  
2021 Census**

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.739	2.208	3.260	4.219	<b>3.268</b>		
6-10	-	-	1.865	3.284	4.233	<b>3.306</b>		
11-15	-	-	2.077	3.174	4.423	<b>3.264</b>		
16-20	-	1.769	1.924	3.128	4.239	<b>3.140</b>		
20-25	-	-	2.210	2.988	3.849	<b>3.020</b>	3.199	3.128
25-35	-	1.471	1.864	2.904	3.658	<b>2.912</b>		
35+	2.438	1.487	1.832	2.614	3.636	<b>2.564</b>		
<b>Total</b>	<b>2.750</b>	<b>1.529</b>	<b>1.875</b>	<b>2.789</b>	<b>3.866</b>	<b>2.764</b>		

Age of Dwelling	Multiples <sup>[1]</sup>						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.507	1.986	2.849	4.400	<b>2.521</b>		
6-10	-	1.167	1.821	2.415	-	<b>2.285</b>		
11-15	-	-	1.770	2.379	-	<b>2.200</b>		
16-20	-	1.455	1.811	2.543	3.375	<b>2.325</b>		
20-25	-	-	1.734	2.550	-	<b>2.259</b>	2.318	2.323
25-35	-	-	1.991	2.634	-	<b>2.488</b>		
35+	-	1.239	1.900	2.797	3.081	<b>2.462</b>		
<b>Total</b>	<b>2.650</b>	<b>1.309</b>	<b>1.886</b>	<b>2.714</b>	<b>3.306</b>	<b>2.428</b>		

Age of Dwelling	Apartments <sup>[2]</sup>						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.405	1.954	2.854	-	<b>1.895</b>		
6-10	-	1.330	1.967	2.792	-	<b>1.780</b>		
11-15	-	1.363	2.000	2.957	-	<b>1.796</b>		
16-20	-	1.350	2.101	3.393	-	<b>1.919</b>		
20-25	-	1.435	2.145	3.400	-	<b>1.940</b>	1.866	1.881
25-35	1.909	1.365	1.995	2.943	-	<b>1.816</b>		
35+	1.136	1.238	1.940	2.621	2.263	<b>1.640</b>		
<b>Total</b>	<b>1.266</b>	<b>1.277</b>	<b>1.970</b>	<b>2.764</b>	<b>2.333</b>	<b>1.711</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	1.684	1.434	1.998	3.124	4.204	<b>2.684</b>
6-10	-	1.342	1.929	3.117	4.215	<b>2.755</b>
11-15	-	1.387	1.983	3.056	4.360	<b>2.786</b>
16-20	1.923	1.389	2.008	3.057	4.122	<b>2.769</b>
20-25	-	1.419	2.048	2.911	3.799	<b>2.594</b>
25-35	2.100	1.378	1.976	2.826	3.651	<b>2.476</b>
35+	1.377	1.255	1.897	2.641	3.593	<b>2.282</b>
<b>Total</b>	<b>1.579</b>	<b>1.295</b>	<b>1.928</b>	<b>2.776</b>	<b>3.819</b>	<b>2.417</b>

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

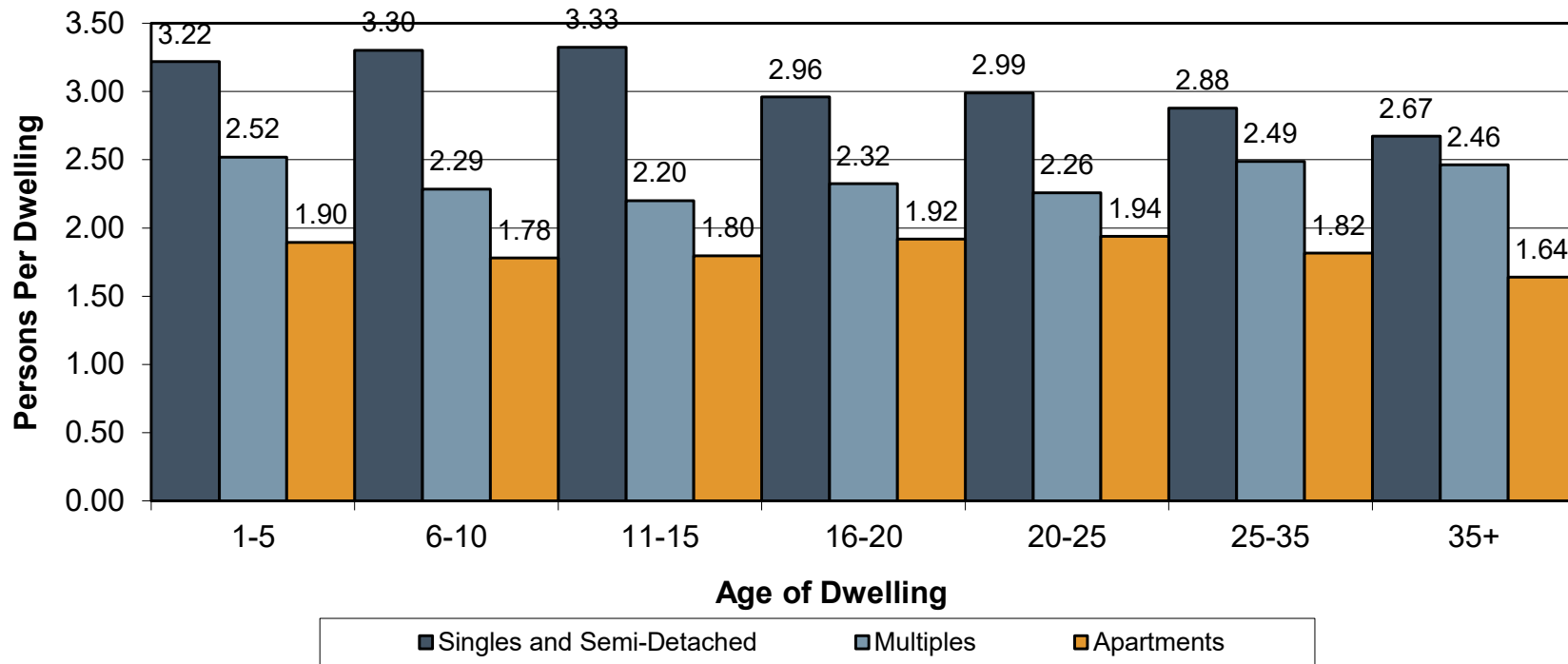
<sup>[2]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

<sup>[3]</sup> Adjusted based on historical trends.

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

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

**Schedule 9  
Municipality of Middlesex Centre  
Persons Per Unit By Structural Type and Age of Dwelling  
(2021 Census)**



Multiple and Apartment P.P.U.s are based on Middlesex .

**Schedule 10a  
Municipality of Middlesex Centre  
Employment Forecast**

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>(1)</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>(1)</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2011	16,487	0.014	0.074	0.066	0.052	0.045	0.252	0.093	0.345	235	1,215	1,085	865	750	4,150	1,535	5,685	2,935
Mid 2016	17,262	0.015	0.073	0.069	0.071	0.052	0.280	0.065	0.345	265	1,255	1,185	1,225	900	4,830	1,122	5,952	3,575
Mid 2024	20,477	0.013	0.073	0.069	0.071	0.052	0.277	0.065	0.342	260	1,567	1,372	1,701	1,335	6,235	1,154	7,389	4,668
Mid 2034	27,254	0.014	0.071	0.075	0.074	0.056	0.290	0.059	0.350	388	1,947	2,032	2,015	1,525	7,907	1,619	9,526	5,960
Mid 2041	31,876	0.014	0.068	0.077	0.071	0.053	0.284	0.057	0.341	445	2,180	2,465	2,258	1,689	9,037	1,829	10,866	6,857
Mid 2046	34,387	0.014	0.069	0.079	0.069	0.054	0.285	0.057	0.342	480	2,365	2,729	2,366	1,847	9,787	1,959	11,746	7,422
<b>Incremental Change</b>																		
Mid 2011 - Mid 2016	775	0.001	-0.001	0.003	0.018	0.007	0.028	-0.028	0.000	30	40	100	360	150	680	-413	267	640
Mid 2016 - Mid 2024	3,215	-0.003	0.000	0.000	0.000	0.000	-0.003	0.000	-0.003	-5	312	187	476	435	1,405	32	1,437	1,093
Mid 2024 - Mid 2034	6,777	0.002	-0.001	0.006	0.003	0.004	0.013	-0.006	0.007	128	380	660	314	190	1,672	465	2,137	1,292
Mid 2024 - Mid 2041	11,399	0.001	-0.004	0.009	0.000	0.001	0.006	-0.008	-0.001	185	613	1,093	557	354	2,802	675	3,477	2,189
Mid 2024 - Mid 2046	13,910	0.001	-0.004	0.011	-0.002	0.002	0.007	-0.008	-0.001	220	798	1,357	665	512	3,552	805	4,357	2,754
<b>Annual Average</b>																		
Mid 2011 - Mid 2016	155	0.000	0.000	0.001	0.004	0.001	0.006	-0.006	0.000	6	8	20	72	30	136	-83	53	128
Mid 2016 - Mid 2024	402	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-1	39	23	60	54	176	4	180	137
Mid 2024 - Mid 2034	678	0.000	0.000	0.001	0.000	0.000	0.001	-0.001	0.001	13	38	66	31	19	167	47	214	129
Mid 2024 - Mid 2041	671	0.000	0.000	0.001	0.000	0.000	0.000	0.000	0.000	11	36	64	33	21	165	40	205	129
Mid 2024 - Mid 2046	632	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	10	36	62	30	23	161	37	198	125

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

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

Source: Derived from Growth Management Strategy Technical Report for Middlesex Centre (March, 2022) by Watson & Associates Economists Ltd.

**Schedule 10b**  
**Municipality of Middlesex Centre**  
**Employment & Gross Floor Area (G.F.A.) Forecast, 2024 to 2046**

Period	Population	Employment					Gross Floor Area in Square Metre (Estimated) <sup>[1]</sup>				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary - Non- Bona Fide Farming <sup>[2]</sup>	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	16,487	235	1,085	865	750	2,935					
Mid 2016	17,262	265	1,185	1,225	900	3,575					
Mid 2024	20,477	260	1,372	1,701	1,335	4,668					
Mid 2034	27,254	388	2,032	2,015	1,525	5,960					
Mid 2041	31,876	445	2,465	2,258	1,689	6,857					
Mid 2046	34,387	480	2,729	2,366	1,847	7,422					
<b>Incremental Change</b>											
Mid 2011 - Mid 2016	775	30	100	360	150	640					
Mid 2016 - Mid 2024	3,215	-5	187	476	435	1,093					
Mid 2024 - Mid 2034	6,777	128	660	314	190	1,292	41,700	79,800	14,900	12,400	148,800
Mid 2024 - Mid 2041	11,399	185	1,093	557	354	2,189	60,200	132,000	26,400	23,000	241,600
Mid 2024 - Mid 2046	13,910	220	1,357	665	512	2,754	71,600	163,900	31,500	33,300	300,300
<b>Annual Average</b>											
Mid 2011 - Mid 2016	155	6	20	72	30	128					
Mid 2016 - Mid 2024	402	-1	23	60	54	137					
Mid 2024 - Mid 2034	678	13	66	31	19	129	4,170	7,980	1,490	1,240	14,880
Mid 2024 - Mid 2041	671	11	64	33	21	129	3,541	7,765	1,553	1,353	14,212
Mid 2024 - Mid 2046	632	10	62	30	23	125	3,255	7,450	1,432	1,514	13,650

Source: Derived from Growth Management Strategy Technical Report for Middlesex Centre (March, 2022) by Watson & Associates Economists Ltd.

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

Primary	325
Industrial	121
Commercial/ Population Related	47
Institutional	65

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

\* Reflects Mid 2024 to Mid 2046 forecast period

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



**Schedule 10c**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Non-Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Primary G.F.A. Sq.m. <sup>[1],[2]</sup>	Industrial G.F.A. Sq.m. <sup>[1]</sup>	Commercial G.F.A. Sq.m. <sup>[1]</sup>	Institutional G.F.A. Sq.m. <sup>[1]</sup>	Total Non-Residential G.F.A. Sq.m.	Employment Increase <sup>[3]</sup>
Ilderton	2024 - 2034	-	700	1,800	2,000	4,500	75
	2024 - 2041	-	1,200	3,200	3,400	7,800	131
	2024 to 2046	-	1,400	3,600	4,700	9,700	161
Kilworth & Komoka	2024 - 2034	-	800	2,600	4,000	7,400	124
	2024 - 2041	-	1,300	2,600	6,800	10,700	171
	2024 to 2046	-	1,800	2,700	7,100	11,600	181
Delaware	2024 - 2034	-	77,300	6,800	3,800	87,900	839
	2024 - 2041	-	128,200	16,300	9,600	154,100	1,550
	2024 to 2046	-	159,000	20,500	17,500	197,000	2,017
Arva	2024 - 2034	-	-	400	500	900	16
	2024 - 2041	-	-	900	1,000	1,900	35
	2024 to 2046	-	-	1,200	1,500	2,700	49
Other Area	2024 - 2034	41,700	1,000	3,300	2,100	48,100	238
	2024 - 2041	60,200	1,300	3,400	2,200	67,100	302
	2024 to 2046	71,600	1,700	3,500	2,500	79,300	346
Municipality of Middlesex Centre	2024 - 2034	41,700	79,800	14,900	12,400	148,800	1,292
	2024 - 2041	60,200	132,000	26,400	23,000	241,600	2,189
	2024 to 2046	71,600	163,900	31,500	33,300	300,300	2,754

Source: Derived from Growth Management Strategy Technical Report for Middlesex Centre (March, 2022) by Watson & Associates Economists Ltd.

<sup>[1]</sup> Square feet per employee assumptions:

Primary	325
Industrial	121
Commercial	47
Institutional	65

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

<sup>[3]</sup> Employment Increase does not include No Fixed Place of Work.

\* Reflects Mid 2024 to Mid 2046 forecast period