

The Corporation of the Town of Tecumseh

By-Law Number 2024-063

Being a by-law for the imposition of development charges

Whereas the Development Charges Act, 1997 (hereinafter called “the Act”) provides that the Council of a Municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased need for services;

And Whereas the Corporation of the Town of Tecumseh, as required by Section 10 of the Act, has undertaken and completed a development charge background study regarding the anticipated amount, type and location of development; the increase in needs for services; estimated capital costs to provide for such increased needs, including the long-term capital and operating costs for capital infrastructure required for the services;

And Whereas as required by Section 11 of the Act, this by-law is being enacted within one year of the May 23, 2024 completion of the said Development Charge Background Study, titled Town of Tecumseh Development Charge Background Study, May 23, 2024 prepared by Watson & Associates Economists Ltd;

And Whereas in advance of passing this by-law the Council of The Corporation of the Town of Tecumseh has given notice of and held a public meeting on July 9, 2024, in accordance with the Development Charges Act, 1997 regarding its proposals for this development charges by-law;

And Whereas the Council of The Corporation of the Town of Tecumseh has heard all persons who applied to be heard no matter whether in objection to, or in support of, the said by-law;

And Whereas the Council of The Corporation of the Town of Tecumseh has adopted the Development Charges Background Study by resolution on July 23, 2024, and thereby indicates the intent to ensure that the increase in the need for services attributable to the anticipated development will be met, and the intent that the future excess capacity identified in this study shall be paid for by the development charges or similar charges;

Now Therefore the Council of The Corporation of the Town of Tecumseh enacts as follows

1. DEFINITIONS

1.1. In this by-law,

- a) **"Act"** means the Development Charges Act, S.O. 1997, c. 27, as amended, or any successor thereto;

- b) **"Accessory use"** means where used to describe a use, building or structure, that the use, building, or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure, but is not an ancillary residential building;
- c) **"Affordable residential unit"** means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;
- d) **"Ancillary residential building"** means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling;
- e) **"Apartment unit"** means any residential dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor and includes stacked townhouse dwellings;
- f) **"Attainable residential unit"** means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;
- g) **"Back-to-back townhouse dwelling"** means a building containing more than two dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- h) **"Bedroom"** means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- i) **"Benefitting area"** means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- j) **"Board of education"** means a board defined in subsection 1(1) of the Education Act, or any successor thereto;
- k) **"Building Code Act"** means the 'Building Code Act, 1992, as amended, or any successor thereto;
- l) **"Class"** means a grouping of services combined to create a single service for the purposes of this By-law and as provided in Section 7 of the Development Charges Act. Also referred to as class of service or classes of services.
- m) **"Commercial"** means any non-residential development not defined under "institutional" or "industrial";
- n) **"Council"** means the Council of the Town;
- o) **"Development"** means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a

building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;

- p) **"Development charge"** means a charge imposed pursuant to this By-law;
- q) **"dwelling room"** means either:
- (i) each bedroom used, designed, or intended for use by one or more persons living together in a lodging home, dormitories, or
 - (ii) in the case of a special care/special dwelling unit/room, each individual room or suite of rooms used, designed, or intended for use by one or two persons with or without exclusive sanitary and/or culinary facilities.
- r) **"Dwelling unit"** means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;
- s) **"Farm building"** means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;
- t) **"Grade"** means the average level of finished ground adjoining a building or structure at all exterior walls;
- u) **"Gross floor area"** means the total floor area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from other dwelling units or other portion of a building;

In the case of a non-residential building or structure, or in the case of a mixed use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- A room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that services the building;
- Loading facilities above or below grade;
- A part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

- v) **"Hospice"** means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.
- w) **"Industrial"** means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- x) **"Institutional Development"** means lands, buildings or structures used or designed or intended for use by an organized body, society, or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and special care facilities;
- y) **"Live/work unit"** means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;
- z) **"Local board"** has the same definition as defined in the Development Charges Act, S.O. 1997;
- aa) **"Local services"** means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41,51 or 53 of the Planning Act R.S.O. 1990, as amended or any successor thereto;
- bb) **"Lodging home"** means a boarding, lodging, or rooming house in which lodging is provided for more than four persons in return for remuneration or for the provision of services, or for both, and in which the lodging rooms do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants;
- cc) **"Long term care home"** means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;
- dd) **"Mixed-use building"** means a building or structure used for both residential and non-residential use;
- ee) **"Mobile home"** means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;

- ff) **"Multiple dwellings"** means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment house dwellings;
- gg) **"Municipality"** means The Corporation of the Town of Tecumseh;
- hh) **"Non-profit Housing Development"** means development of a building or structure intended for use as residential premises by,
 - (i) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (ii) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.
- ii) **"non-residential building"** means a building or structure used exclusively for non-residential use, including the non-residential component of a live/work unit;
- jj) **"Non-residential use"** means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses;
- kk) **"Nursing home"** means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario;
- ll) **"Other Multiple"** means all residential units other than a single detached dwelling, semi-detached dwelling, apartment dwelling or a special care/special dwelling unit, including, but not limited to, row dwellings, multiplex, back-to-back townhouse dwelling, and the residential component of live/work units;
- mm) **"Official Plan"** means the Official Plan adopted for the Town, as amended, and approved;
- nn) **"Owner"** means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- oo) **"Premise"** means one or more dwelling units and/or one or more square feet used for non-residential use;
- pp) **"Rate"** means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;

- qq) **"Redevelopment"** means the construction, erection or placing of one or more buildings on land where all or part of a building on such land has been previously demolished, or changing the use of all or part of a building from a residential purpose to a non-residential purpose or from a non-residential purpose to a residential purpose, or changing all or part of a building from one form of residential development to another form of residential development or from one form of non-residential development to another form of non-residential development;
- rr) **"Regulation"** means any regulation made pursuant to the Act;
- ss) **"Rental Housing"** means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- tt) **"Residential use"** means lands, buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;
- uu) **"row dwelling"** means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- vv) **"Semi-detached dwelling"** means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal
- ww) wall, but no other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;
- xx) **"Services" (or "service")** means those services set out in Schedule "A" to this By-law;
- yy) **"Servicing agreement"** means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
- zz) **"Single detached dwelling unit"** means a residential building consisting of one dwelling unit and not attached to another structure and includes mobile homes;
- aaa) **"Site"** means a parcel of land which can be legally conveyed pursuant to Section 50 of the Planning Act and includes a development having two or more lots consolidated under one identical ownership.

bbb) **“special care/special dwelling”** means a residence:

- i. containing two or more dwelling rooms, which rooms have common entrance from street level; and
- ii. where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room, and accessory buildings; and
- iii. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; and includes but is not limited to retirement homes or lodging homes, group homes, dormitories, and hospices;

ccc) **“stacked townhouse dwelling”** means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor;

ddd) **“use”** means either residential use or non-residential use;

eee) **“zoning by-law”** means the Zoning By-law or By-laws passed under Section 34 of the Planning Act and in force and effect in the Town, or part thereof.

2. DESIGNATION OF SERVICES/CLASSES OF SERVICES

2.1. The categories of services/classes of services for which development charges are imposed under this bylaw are as follows:

- a) services related to a highway
- b) public works
- c) fire protection
- d) police
- e) library
- f) parks and recreation
- g) growth studies
- h) water, and
- i) wastewater

2.2. Components of the services/classes of services designated in Subsection 2.1 are described in Schedule “A”.

3. APPLICATION OF BY-LAW RULES

3.1. Development charges shall be payable in the amounts set out in this by-law where:

- a) the lands are located in the area described in Subsection 3.2; and

- b) the development of the lands requires any of the approvals set out in Subsection 3.4 (a)

Area to Which By-law Applies

3.2. Subject to Subsection 3.3, this by-law applies to all lands in the geographic area of the Town of Tecumseh.

- a) The Development Charges described in Schedule "B-1" to this by-law as "Municipal Wide" shall be calculated and collected on all lands in the geographic area of the Town of Tecumseh
- b) The Development Charges described in Schedule "B-2" to this by-law as "Urban Area Charges" shall be calculated and collected only in those areas as delineated in the Town of Tecumseh Urban Service Area, as shown in Schedule "C" to this bylaw

3.3. This by-law shall not apply to lands that are owned by and used for the purposes of:

- a) the Town of Tecumseh or a "local board" thereof;
- b) a "board of education" as defined in Section 1(1) of the Education Act, R.S.O. 1990;
- c) the County of Essex or a "local board" thereof.
- d) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Act if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.
- e) Non-profit Housing development;
- f) Affordable housing units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning).

Approvals for Development

3.4. Approvals for Development

- a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,
 - 1) the passing of a zoning by-law or an amendment to a zoning by law under Section 34 of the Planning Act, R.S.O. 1990;
 - 2) the approval of a minor variance under Section 45 of the Planning Act, S.O. 1990;
 - 3) a conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act, R.S.O. 1990, applies;
 - 4) the approval of a plan of subdivision under Section 51 of the Planning Act;
 - 5) a consent under Section 53 of the Planning Act;

- 6) the approval of a description under Section 50 of the Condominium Act, R.S.O. 1990; or
 - 7) the issuing of a permit under the Building Code Act S.O. 1990, in relation to a building or structure.
- b) No more than one development charge for each service designated in Subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in Subsection 3.4(a) are required before the lands, buildings or structures can be developed.
 - c) Despite Subsection 3.4(b), if two or more of the actions described in Subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

3.5. Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:

- a) the development of non-residential farm buildings constructed for bona fide farming uses;
- b) one or more enlargements of an existing industrial building or one or more industrial buildings on the same lot or parcel of land, up to a maximum of fifty percent (50%) of the combined gross floor area of the existing industrial building. An enlargement shall include expansion of the existing industrial building as well as new industrial buildings on the same parcel of land.

If the gross floor area is enlarged by more than 50 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would be payable multiplied by the fraction determined as follows:

1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
2. Divide the amount determined under paragraph 1) by the amount of the enlargement

Pursuant to 3.5 (b) of this by-law, the total eligible gross floor area exemption for the enlargement of an industrial building provided for by this section shall be fifty percent of:

- i. the gross floor area that existed prior to the first enlargement for which an exemption from the payment of development charges was eligible to be granted pursuant to this By-law or any previous Town of Tecumseh Development Charges By-Law enacted pursuant to the Development Charges Act, 1997, as amended or its predecessor legislation; or

- ii. the gross floor area of the existing industrial building where there has not been an enlargement in accordance with item i. above.
- c) the issuance of a building permit in accordance with Section 2(3) of the Act.
- d) Rules with Respect to Exemptions for Intensification of Existing Housing

Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to developments or portions of developments as follows:

- i. the enlargement to an existing residential dwelling unit;
- ii. the creation of additional dwelling units equal to the greater of one dwelling unit or one percent of the existing dwelling units is existing rental housing or a prescribed ancillary residential dwelling structure to the existing residential building;
- iii. notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses:
 - 1. A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or row dwelling cumulatively contain no more than one residential unit.
 - 2. A third residential unit in an existing detached house, semi-detached house or row dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
 - 3. One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or row dwelling on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- iv. notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in new residential buildings:
 - 1. a second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached

house or row dwelling cumulatively will contain no more than one residential unit.

2. a third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or row dwelling contains any residential units.
 3. One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or row dwelling contains any residential units.
- e) The exemption to development charges in 3.5(d) above shall only apply to the first instance of intensification in an existing or new dwelling.
- f) Subject to 3.5(e) above, any exemption under 3.5(d) above shall apply to the smallest dwelling unit, as determined by applicable.
- g) Discounts for Rental Housing (for profit)
- D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:
 - Three or more bedrooms – 25% reduction
 - Two bedrooms – 20% reduction
 - All other bedroom quantities – 15% reduction
- h) Other Exemptions (upon proclamation):
- Once proclamation is received by the Lieutenant Governor, the following shall be exempt from development charges:
- Affordable residential units; and
 - Attainable residential Units

Amount of Charges

Residential

3.6. The development charges described in Schedules "B-1" and "B-2" to this by-law shall be imposed on residential uses of lands, buildings or structures, including dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services and classes of services according to the type of residential use.

Non-Residential

- 1.7.1 Commercial/Institutional Uses Subject to Section 5.1, the development charges described in Schedules "B-1" and "B-2" to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services and classes of services according to the gross floor area of the non-residential use.

Mandatory Phase-in

The amount of the development charges described in Schedules "B-1" and "B-2" to this by-law shall be reduced as per the mandatory phase-in requirements of the Act.

Reduction of Development Charges Where Redevelopment

- 3.7. In the case of land where a building permit is being issued for the construction of a residential or non-residential building or structure on the land subsequent to the demolition of all or part of a residential or non-residential building or structure on the land, the development charge as calculated in conformity with the requirements of this By-law shall apply, however:

- 1) A credit shall be due to an Owner, upon the finalization of the building permit for the construction of a residential or non-residential building or structure on the Owner's land provided that the finalization of the building permit occurs within the six years immediately subsequent to the date of the issuance of the demolition permit;
- 2) Where a credit is due in accordance with the provisions of Subsection 1 and the development or redevelopment involved the demolition of a residential building or structure then the credit shall be calculated by multiplying the number of dwelling units that were demolished by the applicable residential development charge in place at the time the development charge was paid;
- 3) Where a credit is due in accordance with the provisions of Subsection 1 and the development or redevelopment involved the demolition of a non-residential building or structure then the credit shall be calculated by multiplying the gross floor area demolished by the applicable non residential development charge in place at the time the development charge was paid;
- 4) Any credit due shall become payable to the Owner immediately upon the successful completion of the final inspection for the building or structure constructed on the lands provided that the finalization of the permit occurs within the six-year limit contemplated by Subsection 1, and in no case shall a credit exceed the amount of the development charge that was paid at the time the building permit was issued for the replacement building or structure;

- 5) Notwithstanding the timing of the credit anticipated by Subsection 1, where the Town can reasonably anticipate that a credit will be due to an Owner in accordance with the provision of Subsection 1, then the Town, at the Town's sole discretion, may defer the payment of that portion of the applicable development charge (the "deferred development charge") that is in an amount equal to the anticipated credit. Upon the Owner qualifying for the credit in accordance with the terms of Subsection 1; the deferred development charge shall be deemed to have been paid. Where the Owner becomes ineligible for a credit in accordance with the terms of Subsection 1, the deferred development charge shall become payable immediately. A deferred development charge that has become payable but remains outstanding shall be deemed to have been paid on the Owner's behalf by the Town and shall become a charge against the land, added to the tax roll, and collected in like manner and with the same priority as municipal taxes in accordance with Section 446 of the Municipal Act.
- 6) Notwithstanding the requirements of Subsection 3.9(3) above, where, at the time of passing of this by-law, a residential subdivision plan has been filed with the approval authority which provides for the demolition of a non-residential building and the construction of residential buildings, that the rates that would have been applicable under By-Law No. 2009-60, as amended, prior to the passing of this by-law, be applied.

Time of Payment

- 3.8. Development charges imposed under this section are payable upon issuance of the first building permit with respect to each dwelling unit, building or structure.
- 3.9. Notwithstanding Section 3.10, development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest at the interest rate as provided in Section 26.3 of the Act.
- 3.10. Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under Sections 7 and 8 shall be calculated on the rates set out in Schedules "B-1" and "B-2" on the date of the planning application, including interest. Where both planning applications apply development charges under Sections 3.6, 3.7, and 3.8 shall be calculated on the rates, including interest at the interest rate as provided in Section 26.3 of the Act, as set out in Schedules "B-1", and "B-2" on the date of the later planning application.

4. PAYMENT BY SERVICES

4.1. Despite the payments required under Subsection 3.9, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a development charge is imposed under this by-law.

5. INDEXING

5.1. Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, commencing on January 1, 2025 and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly Construction Price Statistics.

6. SCHEDULES

6.1. The following schedules to this by-law form an integral part thereof:

Schedule "A" Components of Services and Classes of Services Designated in Subsection 2.1

Schedule "B-1" Residential and Non-Residential Development Charges - Town-wide

Schedule "B-2" Residential and Non-Residential Development Charges - Urban Areas

Schedule "C" Map denoting wastewater urban service areas of the Town to which charges provided in Schedule "B-2" will apply

7. DATE BY-LAW IN FORCE

7.1. This by-law shall come into force September 1, 2024.

8. REPEAL

8.1. Upon the coming into force of this by-law, By-law No. 2019-63 of the Town of Tecumseh, as amended by By-law No. 2022-062 of the Town of Tecumseh, is hereby repealed.

Read a first, second, third time and finally passed this 23rd day of July, 2024.



Gary McNamara, Mayor

Robert Auger, Clerk

SCHEDULE "A"
TO BY-LAW NO. 2024-063
DESIGNATED MUNICIPAL SERVICES AND CLASSES OF SERVICES

Municipal Wide Services/Classes of Services:

Fire Protection

- Fire Facility
- Fire Vehicles
- Fire Equipment and Gear

Police

- Police Facilities

Services Related to a Highway

- Roads, Sidewalks, Intersections, Traffic Signals, Streetlights

Public Works Facilities and Fleet

- Services Related to a Highway
- Water Services
- Wastewater Services

Library

- Library Facility

Parks and Recreation

- Parkland Development
- Parks and Recreation Vehicles and Equipment
- Recreation Facilities

Growth Studies

- All D.C.-Eligible Services

Water

- Water Supply, Storage and Distribution

Urban Services:

Wastewater

- Wastewater Treatment and Collection

**Schedule “B-1”
By-law No. 2024-063
Schedule of Development Charges**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	9,155	6,543	6,083	4,281	3,400	3.32
Public Works (Facilities and Fleet)	489	349	325	229	182	0.18
Fire Protection Services	1,599	1,143	1,062	748	594	0.58
Policing Services	282	202	187	132	105	0.10
Parks and Recreation Services	6,703	4,791	4,454	3,134	2,489	0.33
Growth Studies	1,090	779	724	510	405	0.40
Library Services	-	-	-	-	-	0.00
Water Services	2,038	1,457	1,354	953	757	0.80
Total Municipal Wide Services/Class of Services	21,356	15,264	14,189	9,987	7,932	5.71

**Schedule “B-2”
By-law No. 2024-063
Schedule of Development Charges**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Urban Services						
Wastewater Services	12,560	8,977	8,345	5,873	4,664	4.91
Total Urban Services	12,560	8,977	8,345	5,873	4,664	4.91

Schedule "C"
By-law No. 2024-063
Map of Wastewater Urban Service Area

