

BY-LAW NO. 09-2025

**BEING A BY-LAW OF THE CORPORATION OF THE TOWN OF CARLETON PLACE
WITH RESPECT TO DEVELOPMENT CHARGES**

WHEREAS the Town of Carleton Place will experience growth through development and redevelopment; and

AND WHEREAS development and re-development requires the provision of physical and social services by the Town of Carleton Place; and

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Town of Carleton Place or its existing taxpayers/rate payers while at the same time ensuring new taxpayers/rate payers contribute no more than the net capital cost attributable to providing the current level of municipal services; and

AND WHEREAS Section 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27 (hereinafter called the Act) enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of the land would increase the need for municipal services as designated in the by-law and the development requires one or more of the actions set out in Subsection 2(2) of the Act; and

AND WHEREAS a Development Charges Background Study for the Corporation of the Town of Carleton Place, dated December 18, 2024 (the "Study"), as amended, as required by the Act was presented to Council along with a draft of this By-law as then proposed on January 14, 2025; and

AND WHEREAS notice of a public meeting was given pursuant to subsection 12(1) of the Act, and in accordance with the regulations under the Act, on December 6, 2024, and copies of the Study and this proposed development charge by-law were made available to the public not later than December 18, 2024, in accordance with subsection 12(1) of the Act; and

AND WHEREAS a public meeting was held on January 14, 2025, in accordance with the Act to hear comments and representations from all persons who applied to be heard (the "Public Meeting"); and

AND WHEREAS any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to this proposed By-law; and

AND WHEREAS the Council, in adopting the Town of Carleton Place Development Charges Background Study on December 18, 2024, as amended, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.

NOW THEREFORE, the Council of the Corporation of the Town of Carleton Place enacts as follows:

1. DEFINITIONS

In this by-law,

- (1) “Act” means the *Development Charges Act, 1997, S.O. 1997, c. 27, as amended*;
- (2) “affordable residential unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- (3) “ancillary residential use” means a residential dwelling unit that would be ancillary to a single detached house, semi-detached house, or rowhouse;
- (4) “apartment” means a building or part of a building of residential use, consisting of four or more dwelling units, in which the dwelling units have a common entrance from street level and common halls and/or stairs, elevators, and yards;
- (5) “Assessment Act” means the *Assessment Act, R.S.O. 1990, c. A.31, as amended* or any successor thereto;
- (6) “attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- (7) “bedroom” means any room used, designed, intended, or capable of being used as a sleeping quarter, and includes any room in excess of the first living room, such as a den, a study, a family room, or other such similar room;

- (8) “building” means a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals, or goods, and without limiting the foregoing, includes buildings as defined the *Building Code Act*;
- (9) “Building Code Act” means the *Building Code Act, S.O. 1992*, as amended, or any successor thereof;
- (10) "capital costs" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement:
- (a) to acquire land or an interest in land;
 - (b) to improve land;
 - (c) to acquire, construct or improve buildings and structures;
 - (d) to acquire, construct or improve facilities including:
 - (i) rolling stock, furniture, and equipment with an estimated useful life of seven years or more,
 - (ii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1984, S. 0, 1984, c. 57*,
 - (iii) furniture and equipment, other than computer equipment;
 - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d), required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a), (b), (c) and (d) that are growth-related;
- (11) “children’s residence” means a building, or part of a building of residential use regulated by the *Child, Youth, and Family Services Act, 2017*;
- (12) “Council” means the Council of the Corporation of the Town of Carleton Place;
- (13) “development” includes redevelopment;
- (14) “development charge” means a charge imposed pursuant to this by-law adjusted in accordance with Section 14;

- (15) "Development Permit By-law" means a Development Permit By-law of the Town of Carleton Place or any successor thereof passed pursuant to Section 70.2 of the *Planning Act*.
- (16) "dwelling unit" means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities, and includes a suite in a retirement home but does not include a room or suite of rooms in a hotel or motel;
- (17) "existing" means legally existing at the date of the passing of this By-law;
- (18) "gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (19) "group home" means a building or part of a building of residential use for the accommodation of persons requiring a supervised living environment and that is licensed, by the Province of Ontario under any general or special act and amendments or replacements thereto;
- (20) "home-based business" means a dwelling unit that contains a subsidiary business which is used and operated by one or more persons who are residents of the dwelling unit, and includes a live/work unit as defined in the Ontario Building Code regulation made under the *Building Code Act, 1992*;
- (21) "home for special care" means a building or part of a building of residential use, as defined in, and licenced under, the *Homes for Special Act, R.S.O. 1990*.
- (22) "hospice" means a building or part of a building of residential use providing palliative care to the terminally ill;
- (23) "house" means a detached house, semi-detached house, or rowhouse, that,

- (a) contains not more than three dwelling units, where the dwelling units may share means of egress, common rooms and areas, and service rooms,
 - (b) contains only residential occupancies, or home-based business,
 - (c) does not exceed three stories in building height, and,
 - (d) does not share any interior means of egress, interior common areas, roof spaces, crawl spaces, service rooms, or other similar spaces, with another house.
- (24) “institutional development,” for the purposes of Subsection 7(2), means development of a building or structure intended for use:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*, S.O. 2021, c. 39, Sched.1;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
 - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care.
- (25) “long-term care home” means a building or part of a building of residential use, as defined in subsection 2 (1) of the *Fixing Long-Term Care Homes Act, 2021*;
- (26) “Local Board” means a local board as defined in the Act;
- (27) “non-profit housing development” for the purposes of Subsection 7(3), means development of a building or structure intended for use as residential premises and developed by:

- (a) a corporation to which the *Not-for-profit Corporation Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing,
 - (b) a corporation without share capital to which the *Canada Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act, 2022*.
- (28) “non-residential use” means land, buildings, or structures or portions thereof used, or designed or intended for a use other than a residential use;
- (29) “Official Plan” means the Official Plan adopted for the Town, as amended, and approved;
- (30) “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;
- (31) “other multiple” means any residential dwelling unit which is not within a single-detached house, a semi-detached house, an apartment building, or a special care unit;
- (32) "Planning Act" means the *Planning Act, R.S.O. 1990, c. P.13*, as amended or any successor thereto;
- (33) “rental housing” for the purposes of Subsection 7(2), means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (34) “residential use” means land, buildings, structures, or part thereof of any kind whatsoever used, designed, or intended to be used as a residence for one or more individuals but does not include a hotel or motel;
- (35) "retirement home" means a building or part of a building that is a retirement home as defined in subsection 2 (1) of the *Retirement Homes Act, 2010*;

- (36) “rowhouse” means part of a residential building that is separated from other rowhouses by vertical fire separations extending from top of the footings to the underside of the roof deck, and where the building contains only other rowhouses, and townhouse has a corresponding meaning;
- (37) “semi-detached house” means part of a residential building that is separated from another semi-detached house by a vertical fire separation extending from top of the footings to the underside of the roof deck, and where the building contains only one other semi-detached house;
- (38) “service” (or “services” or “class of services”) means a service or class of services designed in Schedule “A” to this By-law;
- (39) “single-detached house” means a residential building that contains only one house, and "detached house" has a corresponding meaning;
- (40) “special care unit” means:
 - (a) An individual resident room or space in a long-term care home, a hospice, a group home, a home for special care, or a children’s residence,
 - (b) A dwelling unit in a retirement home;
- (41) “suite” means a single room or series of rooms of complementary use, operated under a single tenancy;

2. SCHEDULE OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedule "B", which relate to the services set out in Schedule "A".
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
 - (a) in the case of residential use development, or the residential use portions of a mixed-use development, based upon the number and type of dwelling units or special care units;

- (b) in the case of non-residential development use, or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (3) Where a firewall divides a building in accordance with the Ontario Building Code regulation made under the *Building Code Act*, each portion of the building so divided shall be considered as a separate building;
- (4) Non-residential use rooms and spaces that are part of a residential use building, including but not limited to a pool, fitness room, assembly room, meeting rooms, or party rooms, that do not serve the primary functions of cooking, eating, sleeping and sanitary facilities, exiting and egress facilities, resident storage rooms, and utility rooms for the residential use, shall be calculated as non-residential gross floor area;
- (5) Council hereby determines that the development of land, buildings, or structures for residential use or non-residential use will require the provision, enlargement, expansion, or improvement of the services referenced in Schedule "B".

3. APPLICABLE LANDS

- (1) Subject to Section 6, this by-law applies to all lands in the Town of Carleton Place, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act, 1990, c.A..31*.
- (2) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to land that is owned by and used for purposes of:
 - (a) Town of Carleton Place, or any local board thereof;
 - (b) County of Lanark, or any local board thereof; and
 - (c) a board of education as defined in subsection 1(1) of the *Education Act*.

4. APPLICATION OF CHARGES

- (1) Development charges shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law (i.e., the Town's Development Permit By-law) under Section 34 of the *Planning Act*,
 - (b) the approval of a minor variance under Section 45 of *the Planning Act*,
 - (c) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*,
 - (e) a consent under Section 53 of the *Planning Act*,
 - (f) the approval of a description under Section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26, as amended*, or any successor thereof; or
 - (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of local services as described in s.s.59(2) (a) and (b) of the Act;

5. MULTIPLE CHARGES

- (1) Where two or more of the actions described in Section 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding Subsection (1), if two or more of the actions described in Section 4(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in

Schedule "A", an additional development charge on the additional residential units and/or non-residential gross floor area shall be calculated and collected in accordance with the provisions of this By-law.

6. EXEMPTIONS

- (1) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to that category of exempt development described in subsection 2(3), 2(3.1), 2(3.2), and 2(3.3) of the Act, namely:
 - (a) an enlargement to an existing dwelling unit;
 - (b) 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 rowhouse cumulatively contain no more than one residential unit;
 - (c) A third 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 no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
 - (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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;
 - (e) 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 rowhouse cumulatively will contain no more than one residential unit;

- (f) 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 rowhouse contains any residential units;
 - (g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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 rowhouse contains any residential units; or
 - (h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.
- (2) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to that category of exempt development described in in s.4 of the Act, and s.1 of O. Reg. 82/98, namely:
- (a) one or more enlargements of the gross floor area of an existing industrial building on its site, up to a maximum of 50 percent of the gross floor area before the first enlargement for which an exemption was granted;
 - (b) for the purpose of (a), the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O. Reg. 82/98 under the Act; and
 - (c) notwithstanding subsection (a), if the gross floor area is enlarged by more than 50 per cent, development charges shall be payable and collected, and the amount payable shall be calculated in accordance with s.4(3) of the Act.
- (3) Other Exemptions:

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

- (a) Land vested in or leased to a publicly assisted university where it is intended to be occupied and used by the university that receives direct, regular, and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
- (b) Non-profit housing development;
- (c) Inclusionary zoning residential units, that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act*; ;
- (d) Affordable residential units; and
- (e) Attainable residential units.

7. TIMING OF CALCULATION AND PAYMENT

- (1) Development charges are due and payable in full to the Corporation of the Town of Carleton Place on the date a building permit is issued for any land, buildings, or structures affected by the applicable development charge and a building permit with respect to a building or structure shall be withheld where the applicable development charge has not been paid pursuant to Section 28 of the Act.
- (2) Notwithstanding Subsection 7(1), development charges for rental housing and institutional developments are due and payable in 6 instalments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest, payable on the anniversary date each year thereafter.
- (3) Despite subsections 7(1) to 7(2), Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.
- (4) Notwithstanding subsections 7(1) through 7(3), where the development of land results from the approval of a Site Plan or zoning by-law Amendment (i.e., as per the Town's Development Permit By-law) received and approved between January 1, 2020, and June 5, 2024, and the approval

of the application occurred within 2 years of building permit issuance, the development charges under Section 2 shall be calculated based on the rates set out in Schedule "B" on the date of the planning application was made, including interest at the prescribed rate. Where both planning applications apply, development charges shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest at the prescribed rate.

- (5) Notwithstanding subsections 7(1) through 7(3), where the development of land results from the approval of a Site Plan or zoning by-law Amendment (i.e., as per the Town's Development Permit By-law) received on or after January 1, 2020, where the approval of the application occurred on or after June 6, 2024, and the approval of the application occurred within 18 months of building permit issuance, the development charges under Section 2 shall be calculated based on the rates set out in Schedule "B" on the date of the planning application, including interest at the prescribed rate. Where both planning applications apply, development charges shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest at the prescribed rate.
- (6) Interest for the purposes of sections 7(2), 7(3), 7(4), and 7(5) shall be determined based on the prescribed rate in the Act, where:
 - (a) The base rate shall be equal to the average prime rate, plus 1% on:
 - (i) October 15 of the previous year if the adjustment date is January 1;
 - (ii) January 15 of the same year if the adjustment date is April 1;
 - (iii) April 15 of the same year if the adjustment date is July 1;
and
 - (iv) July 15 of the same year if the adjustment date is October 1.
 - (b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank

to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.

- (7) If the development charge or any part thereof imposed by the Town of Carleton Place remains unpaid after the due date, in the absence of an agreement to address the amount unpaid amount per subsection 7(3), then the amount unpaid shall be added to the tax roll as taxes as prescribed by in Section 32 of the Act.

8. DISCOUNTING FOR RENTAL HOUSING

- (1) The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - (a) Three or more bedrooms – 25% reduction;
 - (b) Two bedrooms – 20% reduction; and
 - (c) All other bedroom quantities – 15% reduction.

9. SERVICE STANDARDS

- (1) The approved service standards for the Town of Carleton Place are those contained in the Development Charges Background Study.

10. SERVICES IN LIEU

- (1) Council may authorize an owner, through an agreement under Section 38 of the Act, to substitute the whole or such part of the development charge applicable to the owner's development as may be specified in an agreement by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu, in accordance with the agreement, Council shall give to the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu, provided such credit shall not exceed the total development charge payable by an owner to the municipality.

11. DEVELOPMENT CHARGE CREDITS

- (1) Where residential use space is being converted to non-residential use space, the development charge equivalent that would have been payable on the existing residential use space shall be deducted from the charge calculated on the proposed non-residential use space being added.
- (2) Where non-residential use space is being converted to residential use space, the development charge equivalent that would have been payable on the existing non-residential use space shall be deducted from the charge calculated on the proposed residential use space being added.
- (3) Where residential use space is being converted from one type or quantity of dwelling unit or special care unit to another type or quantity of dwelling unit or special care unit, the development charge equivalent that would have been payable on the existing residential use space shall be deducted from the charge calculated on the proposed residential use space being added.
- (4) An owner who has obtained a demolition permit and demolished existing dwelling units or a non-residential building or structure in accordance with the provisions of *the Building Code Act* shall not be subject to the development charge with respect to the development being replaced, provided that the building permit for the replacement residential units or non-residential building or structure is issued not more than five (5) years after the date of issuance of the demolition permit and provided that any dwelling units or non-residential gross floor area created in excess of what was demolished shall be subject to the development charge imposed under this By-law.
- (5) No redevelopment credit shall be made in excess of the development charge payable for a redevelopment.

12. BY-LAW REGISTRATION

- (1) A certified copy of this by-law may be registered on title to any land to which this by-law applies.

13. RESERVE FUNDS

- (1) Monies received from payment of development charges shall be maintained in separate reserve funds and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.
- (2) Council directs the Treasurer to divide the reserve fund(s) created hereunder into the separate subaccounts in accordance with the service/class of service categories set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid development charges are collected as taxes under Subsection (3), the monies so collected shall be credited to the development charge reserve fund or funds referred to in Subsection (1).
- (5) The Treasurer is hereby directed to prepare an annual financial statement for the development charges reserve fund as prescribed under Section 12 of Ontario Regulation 82/98 and to submit the statement for Council's consideration and within 60 days thereafter.

14. BY-LAW AMENDMENT OR REPEAL

- (1) Where this by-law or any development charge prescribed thereunder is amended or repealed by order of the Ontario Land Tribunal or by resolution of the Council, the Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under Subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- (3) Refunds that are required to be paid under Subsection (1) shall be paid with interest to be calculated as follows:

- (a) interest shall be calculated from the date on which the overpayment was collected to the day on which the refund is paid;
- (b) interest shall be paid at the Bank of Canada rate in effect on the date of enactment of this by-law.

15. DEVELOPMENT CHARGE SCHEDULE INDEXING

- (1) The development charges referred to in Schedule “B” shall be adjusted annually, without amendment to this by-law, on January 1st of each year, in accordance with s.7 of O. Reg. 82/98.

16. BY-LAW ADMINISTRATION

- (1) This by-law shall be administered by the Treasurer.

17. SCHEDULES TO THE BY-LAW

- (1) The following schedules to this by-law form an integral part of this by-law:

Schedule “A” – Designated Municipal Services/Class of Services Under this By-law

Schedule “B” – Schedule of Development Charges

18. SEVERABILITY

- (1) If, for any reason, any provision, section, subsection, or paragraph of this by-law is held to be invalid, it is hereby declared to be the intention of Council that all of the remainder of this by-law shall continue in full force and effect until repealed, re-enacted, or amended, in whole or in part or dealt with in any other way.

19. SHORT TITLE

- (1) This by-law may be cited as the Development Charge By-law.

20. REPEAL OF PREVIOUS BY-LAW

(1) That By-law No. 41-2021 is hereby repealed in its entirety.

21. DATE BY-LAW EFFECTIVE

(1) This by-law shall come into force and effect on the date of passing.

READ A FIRST TIME, SECOND TIME, AND THIRD TIME AND FINALLY PASSED
THIS 18TH DAY OF FEBRUARY, 2025.

Toby Randell, Mayor

Stacey Blair, Clerk

**SCHEDULE “A” TO BY-LAW 09-2025
CORPORATION OF THE TOWN OF CARLETON PLACE**

Designated Municipal Services/Class of Services Under this By-law

Municipal-wide Services/Class of Services

1. Services Related to a Highway
2. Fire Protection Services
3. Policing Services
4. Parks and Recreation Services
5. Library Services
6. *Provincial Offences Act* including By-law Enforcement
7. Child Care and Early Years Programs Services
8. Waste Diversion Services
9. Growth-Related Studies (class of service)

Urban Services

10. Wastewater Services
11. Water Services

SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	4,561	3,958	2,601	1,890	1,804	2.94	31.65
Fire Protection Services	2,056	1,784	1,172	852	813	1.15	12.38
Policing Services	1,411	1,224	805	585	558	0.78	8.40
Parks and Recreation Services	11,509	9,987	6,563	4,768	4,552	1.83	19.70
Library Services	1,174	1,019	669	486	464	0.19	2.04
Child Care and Early Years Programs	906	786	517	375	358	-	0.00
Provincial Offences Act including By-Law Enforcement	118	102	67	49	47	0.05	0.54
Waste Diversion	59	51	34	24	23	0.03	0.32
Growth-Related Studies	871	756	497	361	344	0.39	4.20
Total Municipal Wide Services/Class of Services	\$22,665	\$19,667	\$12,925	\$9,390	\$8,963	\$7.36	\$79.23
Urban Services							
Wastewater Services	8,112	7,040	4,626	3,361	3,208	5.09	54.79
Water Services	8,772	7,612	5,002	3,634	3,469	5.50	59.20
Total Urban Services	\$16,884	\$14,652	\$9,628	\$6,995	\$6,677	\$10.59	\$113.99
GRAND TOTAL RURAL AREA	\$22,665	\$19,667	\$12,925	\$9,390	\$8,963	\$7.36	\$79.23
GRAND TOTAL URBAN AREA	\$39,549	\$34,319	\$22,553	\$16,385	\$15,640	\$17.95	\$193.22