

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN

BY-LAW NUMBER 1880

A by-law to establish development charges for the Corporation of the Municipality of Central Elgin

WHEREAS subsection 2(1) of the *Development Charges Act, 1997* c. 27 (hereinafter called "the Act") provides that the council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the Municipality of Central Elgin ("the Municipality") has given Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the Municipality has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on May 11, 2015;

AND WHEREAS the Council of the Municipality had before it a report entitled Development Charges Background Study, dated April 24, 2015 prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Municipality will increase the need for services as defined herein;

AND WHEREAS the Council of the Municipality on May 25, 2015 approved the applicable Development Charges Background Study, dated April 24, 2015, including the Addendum dated May 20, 2015, in which certain recommendations were made relating to the establishment of a development charge policy for the Municipality of Central Elgin pursuant to the Development Charges Act, 1997;

AND WHEREAS the Council of the Municipality on May 11, 2015 determined that no additional public meeting was required.

NOW THEREFORE THE COUNCIL OF THE MUNICIPALITY OF CENTRAL ELGIN ENACTS AS FOLLOWS:

DEFINITIONS

1. In this by-law,
 - (1) "Act" means the *Development Charges Act, S.O. 1997, c. 27*;
 - (2) "Administration Service" means any and all studies carried out by the municipality that are with respect to eligible services for which a development charge by-law may be imposed under the *Development Charges Act, 1997*;
 - (3) "Apartment dwelling" means a building containing three or more dwelling units, each of which has an entrance through a common hall, common vestibule or other common entrance;
 - (4) "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;

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- (5) "Board of education" means a board defined in s.s. 1(1) of the *Education Act*;
- (6) "bona fide farm uses" means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;
- (7) "Building Code Act" means the *Building Code Act*, R.S.O. 1990, c.B.-13, as amended;
- (8) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
- (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities,
 - (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
 - (f) to complete the development charge background study under Section 10 of the Act;
 - (g) interest on money borrowed to pay for costs in (a) to (d);
- required for provision of services designated in this by-law within or outside the municipality.
- (9) "Council" means the Council of The Corporation of the Municipality of Central Elgin;
- (10) "Corporation" means The Corporation of the Municipality of Central Elgin;
- (11) "Development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 6 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (12) "Development charge" or "Development charges" means a charge imposed against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which this by-law;
- (13) "Dwelling unit" means one or more habitable rooms occupied or designed to be occupied by one or more persons as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such person or persons;
- (14) "Existing industrial building" means a building or buildings existing on a site in the Municipality of Central Elgin on May 26, 2010 or the buildings or structures constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P. 13 (the "Planning Act") subsequent to May 26, 2010 for which full development charges were paid, and is used for or in connection with,

- a) the production, compounding, processing, packaging, crating, bottling, packaging or assembling of raw or semi-processed goods or materials ("manufacturing") in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site ("manufacturing") or warehousing related to the manufacturing use carried on in the building or buildings,
 - b) research or development in connection with manufacturing in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site,
 - c) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five per cent of the total gross floor area of the building or buildings on the site, or
 - d) office or administrative purposes, if they are,
 - (i) carried out with respect to the manufacturing or warehousing; and,
 - (ii) in or attached to the building or structure used for such manufacturing or warehousing;
- (15) "farm building" means that part of a bona fide farming operation that is located upon land which is assessed and used for farm purposes encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;
- (16) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) "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.
- (18) "High density residential unit" means a dwelling unit in an apartment dwelling of five or more storeys;
- (19) "Industrial" means a building or structure, or that part of a building or structure, used for industrial uses;
- (20) "Local board" means a local board as defined in section 1 of the *Municipal Affairs Act*, other than a board of education;
- (21) "Local services" means those services or facilities 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, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (22) "Low and medium density residential unit" means a dwelling unit in a single detached, semi-detached, townhouse, duplex, triplex or multiple dwelling, or in an apartment dwelling of four storeys or less;
- (23) "Multiple dwelling" means a building containing three or more attached dwelling units not in a single row, each of which dwelling units has an independent entrance from the outside and a masonry wall or walls vertically separating it from any abutting dwelling;
- (24) "Municipality" means The Corporation of the Municipality of Central Elgin;
- (25) "Non-residential uses" means commercial, industrial, institutional uses, and includes all other non-residential uses;

- (26) "Owner" means the owner(s) of land or a person(s) who has made application for an approval for the development of land upon which a development charge is imposed;
- (27) "Place of Worship" means that part of a building that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;
- (28) "Planning Act" means the *Planning Act*, R.S.O. 1990, c.P.-13, as amended;
- (29) "Regulation" means any regulation made pursuant to the Act;
- (30) "Residential uses" means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, and the residential portion of a mixed-use building or structure;
- (31) "Semi-detached dwelling" means a building containing two dwelling units that are separated vertically, each of which has an independent entrance either directly or through a common vestibule;
- (32) "Service" or "Services" means services set out in Schedule "A" to this By-law;
- (33) "Single detached dwelling" means a building containing one dwelling unit used, designated or intended to be used for occupancy as one dwelling unit;
- (34) "Storey" means that portion of a building above grade between the surface of any floor and the ceiling immediately above it which portion has a height of not less than 2.25 meters and includes an attic having not less than 2.25 meters head room for at least fifty percent (50%) of the attic floor area;
- (35) "Townhouse or 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;
- (36) "Triplex dwelling" means a building containing three dwelling units that are separated horizontally, each of which dwelling units has an independent entrance or an entrance through a common vestibule.

CALCULATION OF DEVELOPMENT CHARGES

2.

- (1) Subject to the provisions of this By-law, development charges against land shall be imposed, calculated and collected in accordance with the charges set out in Schedule "B-1", "B-2", "B-3" and "B-4", which relate to the services set out in Schedule "A".
- (2) The development charge with respect to the uses of any land, building or structure shall be calculated as follows:
 - a) in the case of residential development or redevelopment or the residential portion of a mixed use development or redevelopment, as the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule "B-1", "B-2", "B-3" and "B-4";
 - b) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed use development or redevelopment, as the sum of the product of the gross floor area multiplied by the corresponding total amount for such gross floor area as set out in Schedule "B-1", "B-2", "B-3" and "B-4".

- (3) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule "A".

PHASE-IN OF DEVELOPMENT CHARGES

3. The development charges in this by-law are being phased-in in accordance with Schedules "B-1", "B-2", "B-3" and "B-4".

APPLICABLE LANDS

- 4.
- (1) Subject to Sections 5 and 6, this by-law applies to all lands in the Central Elgin, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.-31.
 - (2) This by-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a board of education;
 - (b) any municipality or local board thereof;
 - (c) land that is used for the purposes of industrial uses;
 - (d) non-residential farm buildings constructed for bona fide farm uses;
 - (e) lands or buildings used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*;
 - (3) Notwithstanding subsection 1), in Port Stanley any residential unit or non-residential use which exists before October 27, 2008, and which is connected to the municipal water supply and distribution system but is not connected to the municipal wastewater collection and treatment system, shall pay the applicable development charge for wastewater collection and treatment upon receiving a plumbing permit for connection to the municipal wastewater collection and treatment system, but shall be exempt from the payment of development charges for water supply and distribution, highway construction, related studies, and the development charge background study.

RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

- 5.
- (1) Notwithstanding Section 4 above, no development charge shall be imposed with respect to developments or portions of developments as follows:
 - (a) the enlargement of an existing residential dwelling unit;
 - (b) the creation of one or two additional residential dwelling units in an existing single detached dwelling where the total gross floor area of the additional unit(s) does not exceed the gross floor area of the existing dwelling unit;
 - (c) the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.

- (2) Notwithstanding subsection 5(1)(b), development charges shall be calculated and collected in accordance with Schedule "B-1", "B-2", "B-3" and "B-4" where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing single detached dwelling unit.
- (3) Notwithstanding subsection 5(1)(c), development charges shall be calculated and collected in accordance with Schedule "B-1", "B-2", "B-3" and "B-4" where the additional dwelling unit has a residential gross floor area greater than,
 - (a) in the case of semi-detached house or multiple dwelling, the gross floor area of the existing dwelling unit, and
 - (b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.

EXEMPTION FOR INDUSTRIAL DEVELOPMENT

6.

- (1) Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this section. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.
- (2) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - 2) divide the amount determined under subsection 1) by the amount of the enlargement

DEVELOPMENT CHARGES IMPOSED

7.

- (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential uses, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto 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, c.C.-26; 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 to:
- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*;
 - (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.

LOCAL SERVICE INSTALLATION

8. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the owner, at his or her own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

MULTIPLE CHARGES

- 9.
- (1) Where two or more of the actions described in subsection 6(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 subsection 6(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule "A", an additional development charge on the additional residential units and additional gross floor area shall be calculated and collected in accordance with the provisions of this by-law.

SERVICES IN LIEU

- 10.
- (1) Council may authorize an owner, through an agreement under Section 38 of the Act, to substitute such part of the development charge applicable to the owner's development as may be specified in the 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 in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit that exceeds the total development charge payable by an owner to the municipality in respect of the development to which the agreement relates.
 - (2) In any agreement under subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
 - (3) The credit provided for in subsection (2) shall not be charged to any development charge reserve fund.

RULES WITH RESPECT TO RE-DEVELOPMENT

11. Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within five years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 2(2)a) by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the greater of the applicable development charges under subsection 2(2)b) by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

TIMING OF CALCULATION AND PAYMENT

12.

- (1) The development charges shall be payable on the date a permit is issued under the Building Code Act, 1992 in relation to a building or structure on land to which the development charge applies.
- (2) Notwithstanding subsection (1), development charges for urban services shall be payable with respect to an approval of a plan of subdivision immediately upon registration of the plan of subdivision within the Lyndale/Southdale areas only.
- (3) Notwithstanding subsection 1) and subsection 2), the Corporation may enter into an agreement with any person who is required to pay a development charge providing for all or any part of the development charge to be paid before or after it would otherwise be payable.
- (4) The total amount of a development charge payable under an agreement pursuant to subsection 3) is the amount of the development charge that would be determined under this by-law on the date specified in the agreement or, if no such date is specified, at the earlier of:
 - (a) the time the development charge or any part of it is payable under the agreement;
 - (b) the time the development charge would be payable in the absence of the agreement.
- (5) If the Corporation enters into an agreement under subsection 3), the Corporation may charge interest, at a rate stipulated in the agreement, on the part of the development charge paid after it would otherwise be payable.
- (6) All development charges shall be calculated as of the date upon which they are payable, unless otherwise specified in an agreement under subsection 3).

- (7) Notwithstanding subsection 1) and subsection 2), the Corporation may, by agreement, allow a person to perform work that relates to a service to which this by-law relates, and give the person a credit towards the payment of development charges in accordance with the agreement, the amount of the credit to be determined in accordance with the Development Charges Act, 1997.
- (8) Notwithstanding subsection 1) and subsection 2), the Corporation may enter a front-ending agreement under the Development Charges Act, 1997 that relates to the services to which this by-law relates.

RESERVE FUNDS

13.

- (1) Monies received from payment of development charges under this by-law shall be maintained in eight separate reserve funds as follows: roads, fire, parks and recreation, library, administration (municipal wide), water, wastewater and administration (urban).
- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (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 (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (5) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

BY-LAW AMENDMENT OR APPEAL

14.

- (1) Where this by-law or any development charge prescribed there under is amended or repealed either by order of the Ontario Municipal Board or by resolution of the Municipal Council, the Municipal 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 with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection (1) shall include the interest owed under this section.

BY-LAW INDEXING

- 15. The development charges set out in Schedule B-3" and "B-4" to this by-law shall be adjusted annually as of May 1 of each year commencing May 1, 2016, without amendment to the by-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

SEVERABILITY

16. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

17. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction of interpretation of this by-law.

BY-LAW REGISTRATION

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

BY-LAW ADMINISTRATION

19. This by-law shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BY-LAW

20. The following Schedules to this by-law form an integral part of this by-law:

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|----------------|--|
| Schedule "A" | - Schedule of Designated Municipal Services |
| Schedule "B-1" | - Schedule of Municipal Wide Development Charges
(Effective May 25, 2015 to August 24, 2015) |
| Schedule "B-2" | - Schedule of Urban Area Development Charges (Effective
May 25, 2015 to August 24, 2015) |
| Schedule "B-3" | - Schedule of Municipal Wide Development Charges
(Effective August 25, 2015) |
| Schedule "B-4" | - Schedule of Urban Area Development Charges (Effective
August 25, 2015) |
| Schedule "C-1" | - Map denoting the Port Stanley Secondary Area charge
provided in Schedule "B-2" will be imposed |
| Schedule "C-2" | - Map denoting the Lynhurst Sewage Area charge
provided in Schedule "B-2" will be imposed |
| Schedule "C-3" | - Map denoting the Lynhurst Secondary Sewage Area
charge provided in Schedule "B-2" will be imposed |
| Schedule "C-4" | - Map denoting the Meadowgreen Subdivision charge
provided in Schedule "B-2" will be imposed |
| Schedule "C-5" | - Map denoting the South Block area charge provided in
Schedule "B-2" will be imposed |
| Schedule "C-6" | - Map denoting the Norman area charge provided in
Schedule "B-2" will be imposed |
| Schedule "C-7" | - Map denoting the Belmont area charge provided in
Schedule "B-2" will be imposed |

REPEAL OF BY-LAWS

21. By-law 1202, is hereby repealed on the date this by-law comes into effect.

DATE BY-LAW EFFECTIVE

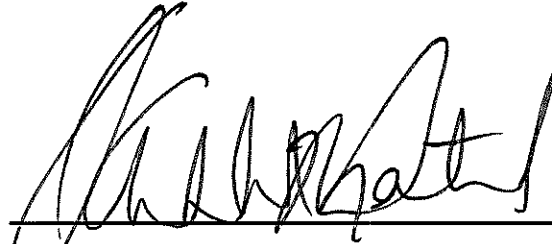
22. This By-law shall come into force and effect on the day following the day of its approval by Council.

READ A FIRST AND A SECOND TIME THIS 25th DAY OF MAY, 2015.

READ A THIRD TIME AND FINALLY PASSED THIS 25th DAY OF MAY, 2015.



MAYOR



CLERK

SCHEDULE "A"
TO BY-LAW NO. 1880
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Municipal Wide Services

100% Eligible Services

Roads and Related Services

Roads Services

Depots and Domes

Public Works Rolling Stock

Fire Protection Services

Fire Facilities

Fire Vehicles

90% Eligible Services

Parks and Recreation Services

Parkland Development, Amenities & Trails

Recreation Facilities

Recreation Vehicle

Library Services

Administration (Municipal Wide)

Studies

Urban Services

100% Eligible Services

Administration (Urban)

Studies

Water

Water Distribution

Wastewater

Wastewater Treatment

Wastewater Collection

SCHEDULE "B-1"
BY-LAW NO. 1880

SCHEDULE OF DEVELOPMENT CHARGES - Effective May 25, 2015 to August 24, 2015

Service	Residential			NON-RESIDENTIAL (per foot square of Gross Floor Area)
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments	Multiple Dwellings	
<i>Municipal Wide Services</i>				
Roads and Roads Related	1,392.25	787.55	1065.56	1.09
Fire Protection Services	498.70	282.35	381.87	0.30
Outdoor Recreation Services	609.05	344.02	466.25	0.26
Administration Services	286.68	162.27	219.61	0.31
TOTAL MUNICIPAL WIDE SERVICES	2,786.68	1,576.18	2,133.29	1.97

SCHEDULE "B-2"
BY-LAW NO. 1880

SCHEDULE OF URBAN AREA DEVELOPMENT CHARGES –
Effective May 25, 2015 to August 24, 2015

Urban Services	Belmont	Norman	Port Stanley	Lynhurst Sewage Area	Lynhurst Secondary Sewage Area	Meadowgreen Subdivision	South Block (Lyndale & Southdale)
Single Detached and Semi-Detached Dwellings							
Water	749.68	-	749.68	749.68	749.68	749.68	749.68
Wastewater	4,370.40	4,370.40	4,370.40	4,370.40	4,370.40	-	4,370.40
Administration			270.45	270.45	270.45	270.45	270.45
Total	5,120.08	4,370.40	5,390.53	5,390.53	5,390.53	1,020.12	5,390.53
Multiple Dwellings							
Water	573.34	-	573.34	573.34	573.34	573.34	573.34
Wastewater	3,345.96	3,345.96	3,345.96	3,345.96	3,345.96	-	3,345.96
Administration	-	-	207.70	207.70	207.70	207.70	207.70
Total	3,919.30	3,345.96	4,127.01	4,127.01	4,127.01	781.05	4,127.01
Apartments							
Water	424.06	-	424.06	424.06	424.06	424.06	424.06
Wastewater	2,471.88	2,471.88	2,471.88	2,471.88	2,471.88	-	2,471.88
Administration	-	-	153.62	153.62	153.62	153.62	153.62
Total	2,895.94	2,471.88	3,049.56	3,049.56	3,049.56	577.68	3,049.56
Non-Residential (per square foot of Gross Floor Area)							
Water	0.64	-	0.64	-	-	-	-
Wastewater	1.90	1.90	1.90	-	-	-	-
Administration	-	-	0.24	-	-	-	-
Total	2.53	1.90	2.77	-	-	-	-

SCHEDULE "B-3"
BY-LAW NO. 1880

SCHEDULE OF DEVELOPMENT CHARGES – Effective August 25, 2015

Service	Residential			NON-RESIDENTIAL (per foot square of Gross Floor Area)
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments	Multiple Dwellings	
<i>Municipal Wide Services</i>				
Roads and Roads Related	955	580	834	0.71
Fire Protection Services	463	281	405	0.22
Parks and Recreation	1,443	876	1,261	0.14
Library Services	54	33	47	0.01
Administration Services	231	140	202	0.18
TOTAL MUNICIPAL WIDE SERVICES	3,146	1,910	2,749	1.26

SCHEDULE "B-4"
BY-LAW NO. 1880
SCHEDULE OF URBAN AREA DEVELOPMENT CHARGES –
Effective August 25, 2015

Urban Services	Belmont	Norman	Port Stanley	Lynhurst Sewage Area	Lynhurst Secondary Sewage Area	Meadowgreen Subdivision	South Block (Lyndale & Southdale)
Single Detached and Semi-Detached Dwellings							
Water	433	-	433	433	433	433	433
Wastewater	6,643	6,643	6,643	6,643	6,643	-	6,643
Administration	-	-	178	178	178	178	178
Total	7,076	6,643	7,255	7,255	7,255	612	7,255
Multiple Dwellings							
Water	379	-	379	379	379	379	379
Wastewater	5,804	5,804	5,804	5,804	5,804	-	5,804
Administration	-	-	156	156	156	156	156
Total	6,183	5,804	6,338	6,338	6,338	534	6,338
Apartments							
Water	263	-	263	263	263	263	263
Wastewater	4,032	4,032	4,032	4,032	4,032	-	4,032
Administration	-	-	108	108	108	108	108
Total	4,295	4,032	4,404	4,404	4,404	371	4,404
Non-Residential (per square foot of Gross Floor Area)							
Water	0.42	-	0.42	-	-	-	-
Wastewater	2.45	2.45	2.45	-	-	-	-
Administration	-	-	0.17	-	-	-	-
Total	2.86	2.45	3.03	-	-	-	-

Schedule "C-1" Port Stanley Secondary Area

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