



The Corporation of the Municipality of  
**Central Elgin**

**BY-LAW 2556**

**Being 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 January 25, 2021;

**AND WHEREAS** the Council of the Municipality had before it a report entitled Development Charges Background Study, dated March 25, 2020 (as amended by Addendum 1, dated January 7, 2021) 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 January 25, 2021 approved the applicable Development Charges Background Study, dated March 25, 2020 (as amended by Addendum 1, dated January 7, 2021), 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 January 25, 2021 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*;

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- (2) "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. This includes a stacked townhouse;
- (3) "Back-to-back townhouse" 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;
- (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;
- (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, but excludes uses related to marijuana;
- (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.

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- (9) "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;
- (10) "Council" means the Council of The Corporation of the Municipality of Central Elgin;
- (11) "Corporation" means The Corporation of the Municipality of Central Elgin;
- (12) "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;
- (13) "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;
- (14) "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;
- (15) "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
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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 and marijuana facilities;
  - (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) "Growth Studies" 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*;
  - (19) "High density residential unit" means a dwelling unit in an apartment dwelling of five or more storeys;
  - (20) "Industrial" means a building or structure, or that part of a building or structure, used for industrial uses;
  - (21) "Institutional" means the 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 Long-Term Care Homes Act, 2007;
    - (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
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- (c) by any of the following post-secondary institutions for the objects of the institution:
    - (i) a university in Ontario that receives direct, regular and ongoing operating 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 Institutes 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.
- (22) "Interest rate" means the rate of interest determined by Council, which is 1.25% per month;
- (23) "Local board" means a local board as defined in section 1 of the *Municipal Affairs Act*, other than a board of education;
- (24) "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*;
- (25) "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;
- (26) "Marijuana facilities" means a building used, designed or intended for growth, producing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the Marijuana for Medical Purposes Regulations, SOR/2013-119, under the Controlled Drugs and Substances Act, S.C. 1996, c.19
- (27) "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;
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- (28) "Municipality" means The Corporation of the Municipality of Central Elgin;
- (29) "Non-Profit Housing" means development of a building or structure intended for use as residential premises by,
- (a) 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;
  - (b) 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
  - (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
- (30) "Non-residential uses" means commercial, industrial, institutional uses, and includes all other non-residential uses;
- (31) "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;
- (32) "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;
- (33) "Planning Act" means the *Planning Act*, R.S.O. 1990, c.P.-13, as amended;
- (34) "Regulation" means any regulation made pursuant to the Act;
- (35) "Rental Housing" means the development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (36) "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;
- (37) "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;
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- (38) "Service" or "Services" means services set out in Schedule "A" to this By-law;
- (39) "Single detached dwelling" means a building containing one dwelling unit used, designated or intended to be used for occupancy as one dwelling unit;
- (40) "Special care/special dwelling" means a residential portion of special care facilities containing rooms or suites of rooms designed or intended to be used for sleeping and living accommodation that have a common entrance from street level:
- (a) Where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
  - (b) Which may or may not have exclusive sanitary and/or culinary facilities;
  - (c) That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
  - (d) Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services may be provided at various levels
- (41) "Stacked townhouse" 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;
- (42) "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;
- (43) "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. This includes back-to-back townhouses;
- (44) "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.
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## 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" and "B-2", which relate to the services/classes of 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" and "B-2";
  - (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" and "B-2".
- (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".

## APPLICABLE LANDS

3. (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;
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- (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 the Municipality, 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" and "B-2" 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" and "B-2" where the additional dwelling unit has a residential gross floor area greater than,
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- (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:
  - (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
  - (b) 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*;
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- (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/classes of 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.
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## 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:
    - (1) 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
    - (2) 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
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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 building 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 12(1), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
  - (3) Notwithstanding Subsection 12(1), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
  - (4) Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 12(1), 12(2) and 12(3) shall be calculated on the rates set out in Schedules "B" and "C" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 12(1), 12(2) and 12(3) shall be calculated on the rates, including interest, set out in Schedules "B-1" and "B-2" on the date of the later planning application, including interest.
  - (5) Notwithstanding subsection 12(1), 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 Act.
  - (6) Notwithstanding subsection 12(1), the Corporation may enter into an agreement for payment of the development charges under Section 27 of the Act, that relates to the services that are imposed in this by-law.
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## 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, growth studies (municipal wide), water, wastewater and growth studies (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.
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#### BY-LAW INDEXING

15. The development charges set out in Schedule B-1" and "B-2" to this by-law shall be adjusted annually as of May 1 of each year commencing May 1, 2021, 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:
    - Schedule A - Schedule of Designated Municipal Services/Classes of Services
    - Schedule B-1 - Schedule of Municipal Wide Development Charges
    - Schedule B-2 - Schedule of Urban Area and Area Specific Development Charges
    - Schedules C-1 to C-6 - Map denoting the Urban Areas of the Municipality
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REPEAL OF BY-LAWS

21. By-law 1880 is hereby repealed on the date this by-law comes into effect.

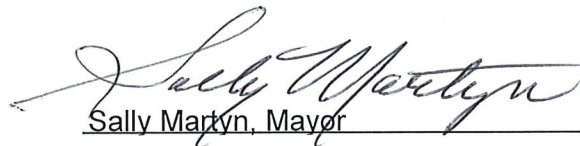
DATE BY-LAW EFFECTIVE

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 JANUARY, 2021.

READ A THIRD TIME AND FINALLY PASSED THIS 25th DAY OF JANUARY, 2021.

  
Paul Shipway, CAO/Clerk

  
Sally Martyn, Mayor



SCHEDULE "A" TO BY-LAW NO. 2556  
DESIGNATED MUNICIPAL SERVICES/CLASSES OF SERVICES UNDER THIS  
BY- LAW

**Municipal Wide Services/Classes of Services**

- Services Related to a Highway
  - Depots and Domes
  - Public Works Rolling Stock
- Fire Protection Services
  - Fire Facilities
  - Fire Vehicles
  - Fire Equipment and Gear
- Parks and Recreation Services
  - Parkland Development, Amenities & Trails
  - Recreation Facilities
  - Recreation Vehicle
- Library Services
  - Library Facilities
- Growth Studies (Municipal Wide)
  - Services Related to a Highway
  - Fire Protection Services
  - Parks and Recreation Services
  - Library Services
  - Water Services
  - Wastewater Services

**Urban Services/Classes of Services**

- Growth Studies (Urban)
    - Water Services
    - Wastewater Services
    - Services Related to a Highway
  - Water
    - Water Distribution
  - Wastewater
    - Wastewater Treatment
    - Wastewater Collection
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**SCHEDULE B-1  
SCHEDULE OF MUNICIPAL WIDE DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>						
Services Related to a Highway	780	592	462	296	299	0.59
Fire Protection Services	1,625	1,233	963	617	623	1.23
Parks and Recreation Services	1,953	1,482	1,158	742	749	0.26
Library Services	109	83	65	41	42	0.02
Growth Studies	588	446	349	223	226	0.44
<b>Total Municipal Wide Services</b>	<b>5,055</b>	<b>3,836</b>	<b>2,997</b>	<b>1,919</b>	<b>1,939</b>	<b>2.54</b>

**SCHEDULE B-2  
SCHEDULE OF URBAN AREA DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	
Urban Area Services					
Growth Studies - Urban	183	139	108	69	70
<b>Total Urban Area Services</b>	<b>183</b>	<b>139</b>	<b>108</b>	<b>69</b>	<b>70</b>

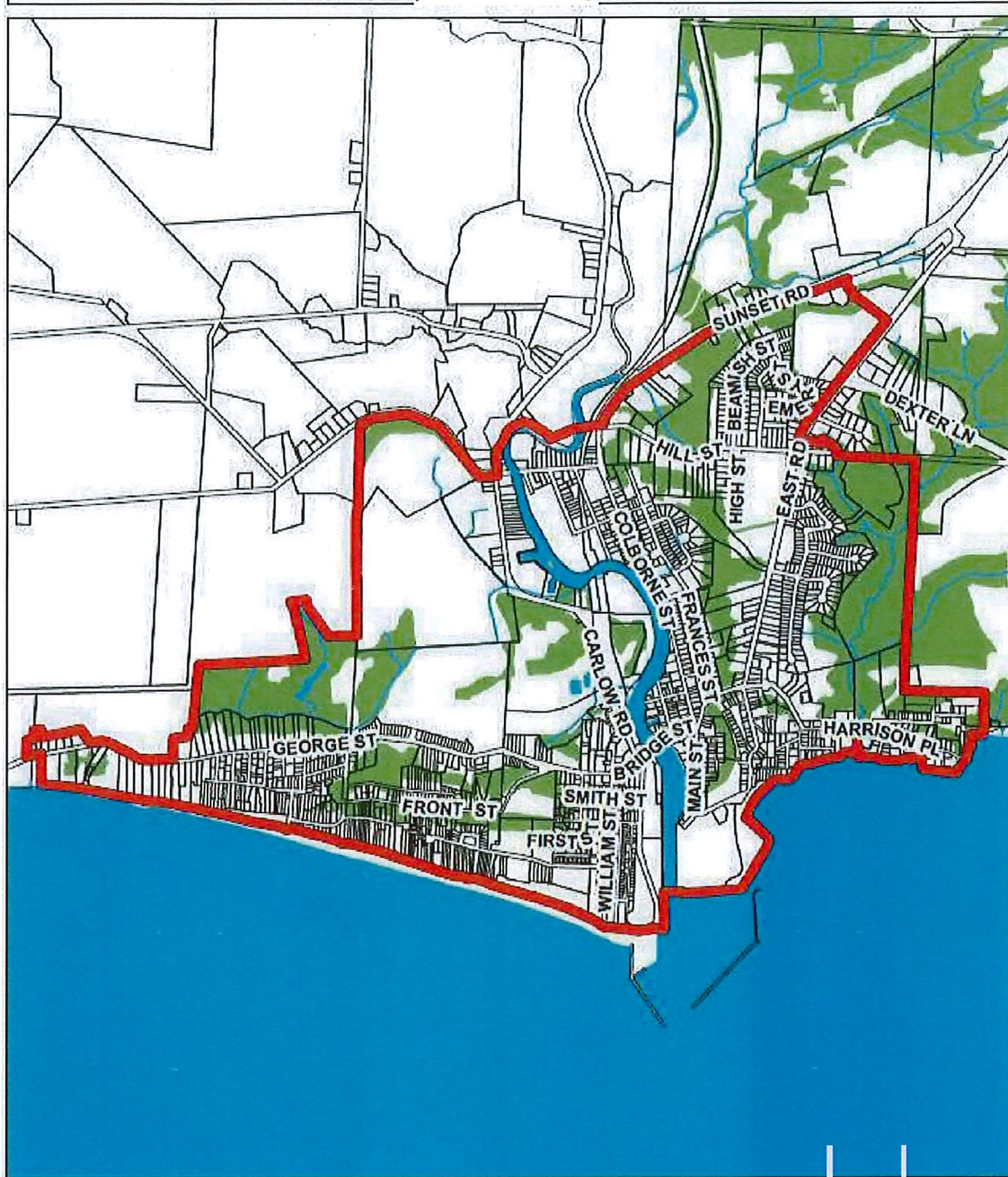
Note: Urban Areas are municipally serviced with water and/or wastewater

Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	
<b>Belmont Area Specific Services:</b>					
Water Services	738	560	437	280	283
Wastewater Services	5,647	4,284	3,347	2,144	2,166
<b>Total Belmont Area Specific Services</b>	<b>6,385</b>	<b>4,844</b>	<b>3,784</b>	<b>2,424</b>	<b>2,449</b>
<b>Port Stanley Area Specific Services:</b>					
Water Services	738	560	437	280	283
Wastewater Services	5,647	4,284	3,347	2,144	2,166
<b>Total Port Stanley Area Specific Services</b>	<b>6,385</b>	<b>4,844</b>	<b>3,784</b>	<b>2,424</b>	<b>2,449</b>
<b>Union Area Specific Services:</b>					
Water Services	738	560	437	280	283
Wastewater Services	5,647	4,284	3,347	2,144	2,166
<b>Total Union Area Specific Services</b>	<b>6,385</b>	<b>4,844</b>	<b>3,784</b>	<b>2,424</b>	<b>2,449</b>
<b>Norman/Lyndale Area Specific Services:</b>					
Water Services	738	560	437	280	283
Wastewater Services	5,647	4,284	3,347	2,144	2,166
<b>Total Norman/Lyndale Area Specific Services</b>	<b>6,385</b>	<b>4,844</b>	<b>3,784</b>	<b>2,424</b>	<b>2,449</b>
<b>Lynhurst Area Specific Services:</b>					
Water Services	738	560	437	280	283
Wastewater Services	5,647	4,284	3,347	2,144	2,166
<b>Total Lynhurst Area Specific Services</b>	<b>6,385</b>	<b>4,844</b>	<b>3,784</b>	<b>2,424</b>	<b>2,449</b>
<b>Meadowgreen Area Specific Services:</b>					
Water Services	738	560	437	280	283
Wastewater Services	-	-	-	-	-
<b>Total Meadowgreen Area Specific Services</b>	<b>738</b>	<b>560</b>	<b>437</b>	<b>280</b>	<b>283</b>
<b>Southblock Area Specific Services:</b>					
Water Services	738	560	437	280	283
Wastewater Services	5,647	4,284	3,347	2,144	2,166
<b>Total Southblock Area Specific Services</b>	<b>6,385</b>	<b>4,844</b>	<b>3,784</b>	<b>2,424</b>	<b>2,449</b>



Schedule "C-1" Map of the Port Stanley Area

Port Stanley  
Development Charge Area



Legend

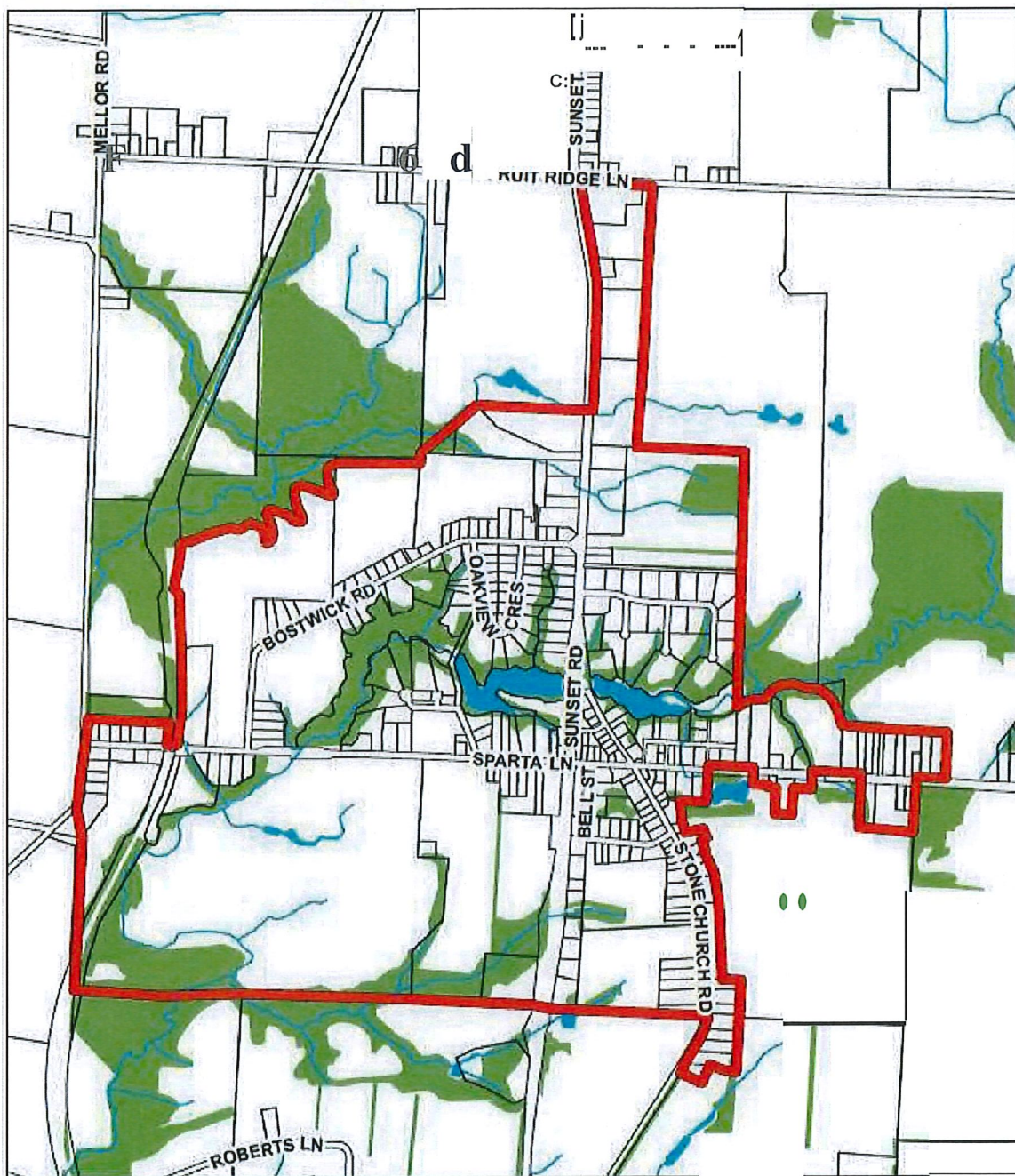
	Development Charge Area	W
	Waterbody	Waterbody

Scale: 0 300 1,200 1,800 2,400 3,000 Meters 1:20,000



Schedule "C-2" Map of the Union Area

**Union  
Development Charge Area**



Legirnd a 250 500 1,000 1,500 2,000

Meters 1:10,000  
2,500

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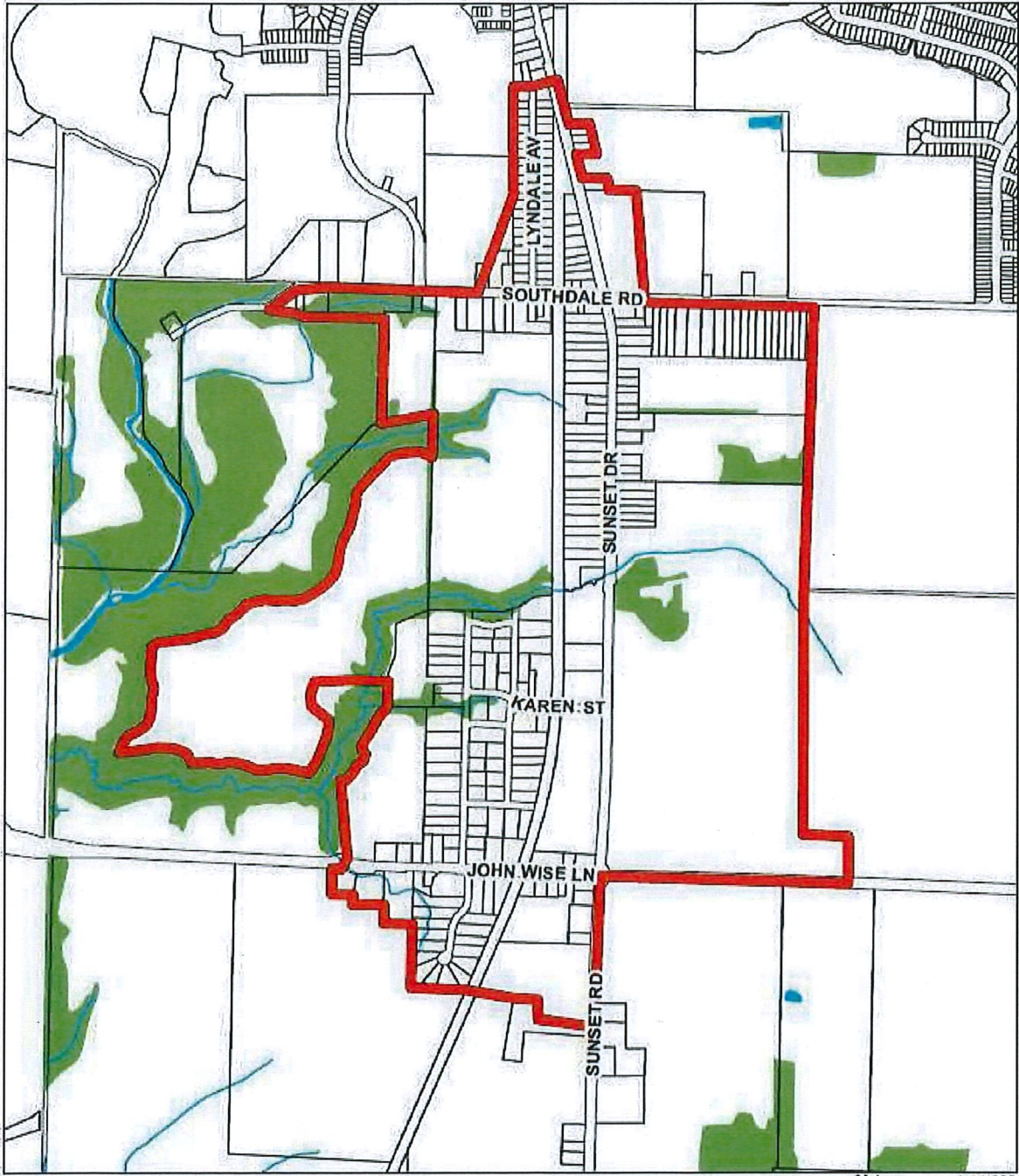






Schedule "C-4" Map of the Norman & Lyndale Area

Norman & Lyndale  
Development Charge Area



Legend

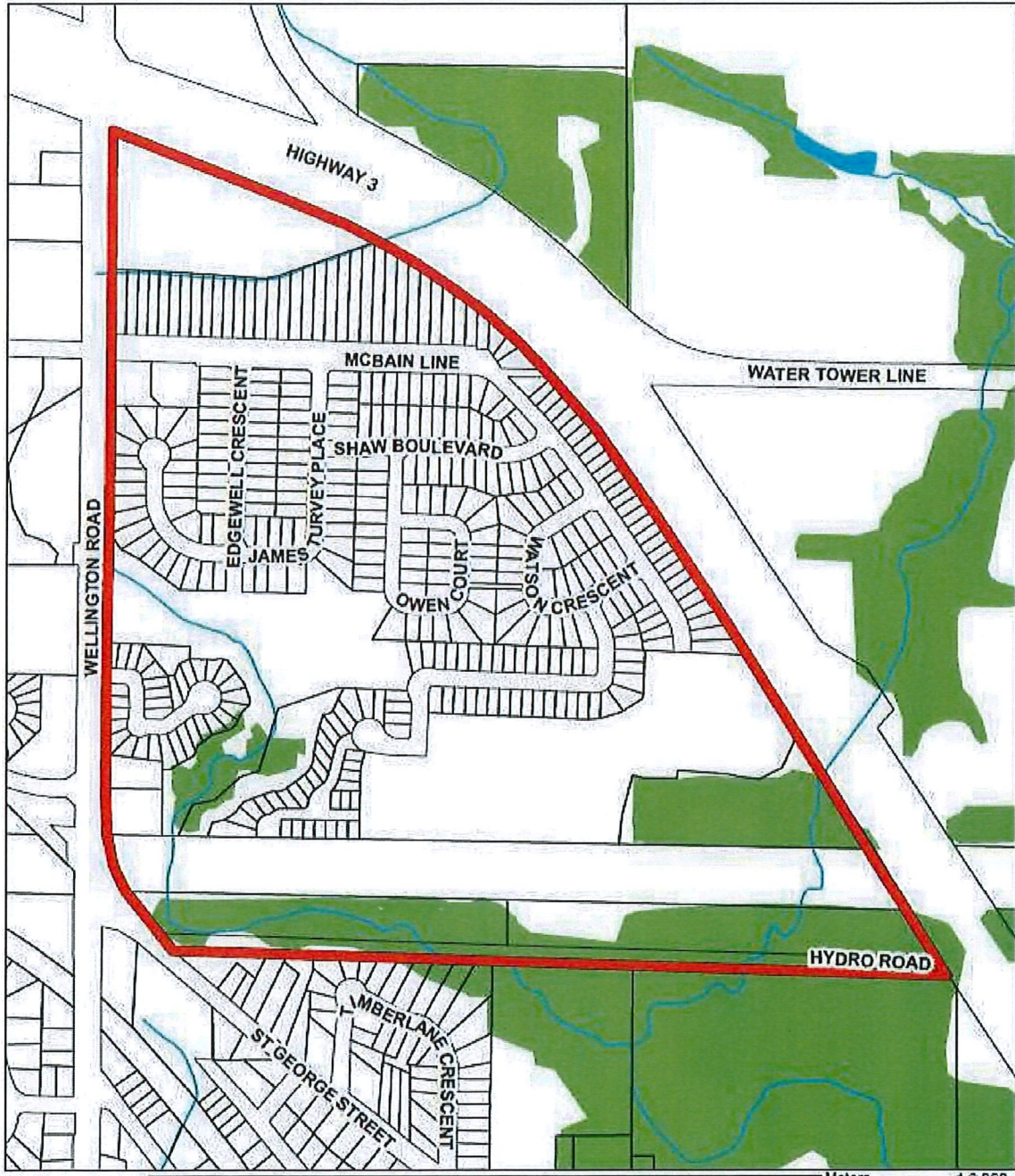
<b>LJ</b>	Property Line	-	1:1000
	Water	-	1:1000
	Area	-	1:1000





Schedule "C-5" Map of the North Lynhurst Area

North Lynhurst  
Development Charge Area



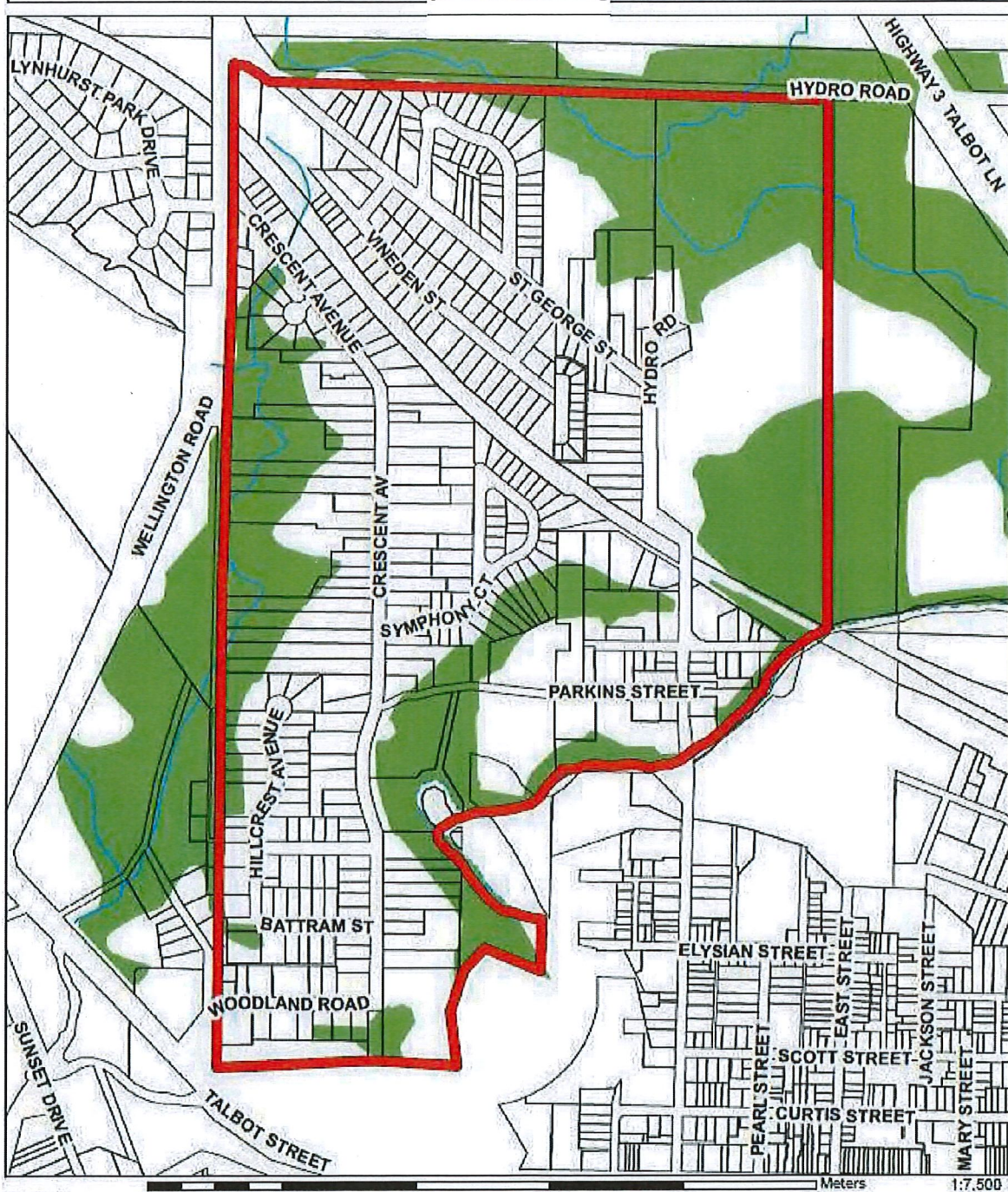
- Legend**
- Development Charge Area
  - Property Lines
  - Watercourse
  - Woodlots
  - Waterbody
  - Lake





Schedule "C-6" Map of the Lynhurst Area

**Lynhurst  
Development Charge Area**



te-gend D 1:1111 200 wa- 400 600 800 1.000 Meters 1:7.500

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Schedule "C-7" Map of the Southblock Area

