

The Corporation of the Town of Renfrew

By-law No. 77-2016

A by-law to establish development charges for the Corporation of the Town of Renfrew

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 Town of Renfrew has given Notice on September 20, 2016 according to 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 Town of Renfrew 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 October 11, 2016;

AND WHEREAS the Council of the Town of Renfrew had before it a report entitled Development Charge Background Study dated August 25, 2016 prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Town of Renfrew will increase the need for services as defined herein;

AND WHEREAS the Council of the Town of Renfrew on November 8, 2016 approved the applicable Development Charge Background Study, inclusive of the capital forecast therein, in which certain recommendations were made relating to the establishment of a development charge policy for the Town of Renfrew pursuant to the *Development Charges Act, 1997*;

AND WHEREAS the Council of the Town of Renfrew on November 8, 2016 determined that no additional public meeting was required to be held as part of the approval process.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF RENFREW ENACTS AS FOLLOWS:

1. Definitions

In this by-law,

1. "Act" means the *Development Charges Act, 1997*, c. 27;
2. "administration service" means any and all development-related studies carried out by the municipality which are with respect to eligible services for which a development charge by-law may be imposed under the *Development Charges Act, 1997*;
3. "accessory use" means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;
4. "agricultural use" means the bona fide use of lands and buildings for apiaries, fish farming, dairy farming, fur farming, the raising or exhibiting of livestock, or the cultivation of trees, shrubs, flowers, grains, sod, fruits, vegetables and any other crops or ornamental plants and includes the operation of a farming business and the erection of a farm help house on agricultural land but excludes a commercial greenhouse. Agricultural use does not include the development of a single detached dwelling on agricultural land;
5. "apartment unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor and shall include dwelling units contained above or as part of commercial buildings;
6. "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;

7. "benefiting area" means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
8. "board of education" means a board defined in s.s. 1(1) of the *Education Act*;
9. "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;
10. "Building Code Act" means the *Building Code Act*, 1992, S.O. 1992, c.23, as amended;
11. "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 including,
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment, other than computer equipment, and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.. O. 1990, c. 57, and

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;

12. "commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

13. "Council" means the Council of the Town of Renfrew;

14. "development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

15. "development charge" means a charge imposed pursuant to this By-law;

16. "dwelling unit" means one or more habitable rooms designed or intended to be used together as a single and separate house-keeping unit by one person or jointly by two or more persons containing its own kitchen and sanitary facilities;

17. "existing" means the number, use and size that existed as of the date this by-law was passed;

18. "existing industrial building" means a building or buildings existing on a site in the Town of Renfrew as of the date of the previous by-law 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 the date of the previous by-law for which development charges were exempted or paid for.

19. “farm building” means a building or structure located on a bona fide farm which is necessary and ancillary to a bona fide farm operation including barns, tool sheds, silos, other farm related structures for such purposes as sheltering of livestock or poultry, storage of farm produce, feed and farm related machinery and equipment and other ancillary development to a planning designated agricultural use, but excluding a residential use;

20. “grade” means the average level of finished ground adjoining a building or structure at all exterior walls;

21. “gross floor area” means

a. in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

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

(i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;

(ii) loading facilities above or below grade;

- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use; and
- (iv) a mezzanine as defined by the building code;

- 22. "industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- 23. "institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;
- 24. "linked dwelling unit" means a dwelling unit of a group of two or more residential dwelling units linked only below grade by a common foundation;
- 25. "local board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the municipality or any part or parts thereof;
- 26. "local services" means those services, facilities or things which are under the jurisdiction of the Town of Renfrew and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

27. "multiple dwelling unit" means all dwellings other than single-detached, semi-detached and apartment unit dwellings and may include a row dwelling unit or a linked dwelling unit;
28. "municipality" means The Corporation of the Town of Renfrew;
29. "non-residential use" means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;
30. "Official Plan" means the Official Plan adopted for the municipality, as amended and approved;
31. "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;
32. "place of worship" means that part of a building or structure 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, 1990*, R.S.O. 1990, c.P.13, as amended;
34. "rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;
35. "regulation" means any regulation made pursuant to the Act;
36. "residential dwelling" means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;
37. "residential use" means the use of a building or structure or portion thereof for one or more dwelling units. This also includes a dwelling unit on land that is used for an agricultural use;

38. "row dwelling unit" 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 and may include a linked dwelling unit;
39. "semi-detached dwelling unit" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor and may include a linked dwelling unit;
40. "service" means a service designated in Schedule "A" to this By-law, and "services" shall have a corresponding meaning;
41. "servicing agreement" means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified land within the Municipality;
42. "single detached dwelling unit" means a completely detached building containing only one dwelling unit;
43. "zoning by-law" means the Zoning By-Law of the Municipality or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. Designation of Services

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

- (a) Roads and Related Services
- (b) Parking Services
- (c) Outdoor Recreation Services
- (d) Indoor Recreation Services
- (e) Library Services
- (f) Administration

- (g) Waste Diversion
- (h) Water Services
- (i) Wastewater Services

2.2 The components of the services designated in section 2.1 are described in Schedule A.

3. Application of By-law Rules

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

- (a) the lands are located in the area described in section 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Town of Renfrew whether or not the land or use thereof is exempt from taxation under s. 13 or the Assessment Act.

3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:

- a) The Town of Renfrew or a local board thereof;
- b) buildings or structures owned by and used for the purposes of a board as defined in Subsection 1(1) of the Education Act, R.S.O. 1990, c.E.2, as amended, and exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;
- c) The Corporation of the County of Renfrew or a local board thereof;

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) 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
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges

shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

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

- (a) an enlargement to an existing dwelling unit;
 - (i) one or two additional dwelling units in an existing single detached dwelling; or
 - (ii) one additional dwelling unit in any other existing residential building;

3.6 Notwithstanding section 3.5(a)(i), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than

- i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.8 Exemption for Industrial Building Expansions:

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, up to a maximum of fifty percent 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 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.

3.9 If the gross floor area of an existing industrial building is enlarged by greater than fifty 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 fifty percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.10 Other Exemptions:

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

- a) Every place of worship and land used in connection therewith, and every churchyard, cemetery or burying ground are wholly exempted from the development charges imposed pursuant to this by-law.

Amount of Charges

Residential

3.11 The development charges set out in Schedules B-1 to B-5 shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential use in which the development occurs, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

3.12 The development charges described in Schedules B-1 to B-5 to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use in which the development occurs.

Reduction of Development Charges for Redevelopment

3.13 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 60 months 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 3.11 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 3.12 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.

Time of Payment of Development Charges

- 3.14 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.15 Despite section 3.14, 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. PHASE-IN OF DEVELOPMENT CHARGES

- 4.1 The development charges imposed - pursuant to this by-law are being phased-in as per Schedules B-1 to B-5 and are payable in full, subject to the exemptions herein, from the effective date of this by-law.

5. PAYMENT BY SERVICES

- 5.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

6. INDEXING

- 6.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law in accordance with the prescribed index in the Act.

7. SCHEDULES

- 7.1 The following schedules shall form part of this By-law:

Schedule A Components of Services Designated in section 2.1

Schedule B-1 Residential and Non-Residential Municipal-Wide
Development Charges – January 1, 2017 – December
31, 2017

Schedule B-2	Residential and Non-Residential Municipal-Wide Development Charges – January 1, 2018 – December 31, 2018
Schedule B-3	Residential and Non-Residential Municipal-Wide Development Charges – January 1, 2019 – December 31, 2019
Schedule B-4	Residential and Non-Residential Municipal-Wide Development Charges – January 1, 2020 – December 31, 2020
Schedule B-5	Residential and Non-Residential Municipal-Wide Development Charges – January 1, 2021 – December 31, 2021

8. CONFLICTS

- 8.1 Where the Town of Renfrew and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 8.2 Notwithstanding section 8.1, where a development which is the subject of an agreement to which section 8.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

9. SEVERABILITY

9.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

10. DATE BY-LAW IN FORCE

10.1 This By-law shall come into effect at 12:01 AM on January 1, 2017.

11. DATE BY-LAW EXPIRES


11.1 This By-law will expire at 11:59 PM on December 31, 2021 unless it is repealed by Council at an earlier date.

12. EXISTING BY-LAW REPEALED

12.1 By-law Number 46-2014 is hereby repealed as of the date and time this By-law comes into effect.

PASSED THIS 8th day of November, 2016.


Mayor, Don Eady


Town of Renfrew Clerk (Deputy Clerk)
Jennifer Charkavi

**SCHEDULE A
TO BY-LAW NO. 77-2016
TOWN OF RENFREW**

COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1

100% Eligible Services

Roads and Related Services

- Roads
- Sidewalks and Streetlights
- Depots and Domes
- PW Rolling Stock

Water Services

- Treatment
- Distribution

Wastewater Services

- Treatment
- Transmission

90% Eligible Services

Outdoor Recreation Services

- Parkland Development, Amenities & Trails
- Park Vehicles and Equipment

Indoor Recreation Services

- Recreation Facilities
- Recreation Vehicles and Equipment

Library Services

- Library Facilities
- Library Materials

Administration

- Studies (growth related)

Waste Diversion

- Waste Diversion Facilities
- Waste Diversion Vehicles

Parking Services

- Parking Spaces

SCHEDULE B-1
BY-LAW NO. 77-2016
SCHEDULE OF DEVELOPMENT CHARGES
January 1, 2017 - December 31, 2017

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	0 - 5,000 ft ² (per ft ² of Gross Floor Area)	Above 5,000 ft ² (per ft ² of Gross Floor Area)	
Municipal Wide Services:							
Roads and Related Services	1,013	719	579	924	0.59	0.68	
Parking Services	135	80	58	110	0.02	0.03	
Outdoor Recreation Services	67	40	29	55	-	0.01	
Indoor Recreation Services	266	196	162	248	0.02	0.01	
Library Services	31	37	36	41	0.01	-	
Administration	199	141	114	182	0.10	0.13	
Waste Diversion	87	61	50	79	0.01	0.01	
Total Municipal Wide Services	1,798	1,274	1,028	1,639	0.75	0.87	
Urban Services							
Wastewater Services (Collection)	1,275	905	730	1,164	-	0.85	
Water Services (Distribution)	1,228	872	703	1,121	0.71	0.83	
Wastewater Services (Treatment)	317	225	182	289	0.04	0.05	
Water Services (Treatment)	83	59	48	76	0.01	0.01	
Total Urban Services	2,903	2,061	1,663	2,650	1.50	1.74	
GRAND TOTAL	4,701	3,335	2,691	4,289	2.25	2.61	

SCHEDULE B-2
BY-LAW NO. 77-2016
SCHEDULE OF DEVELOPMENT CHARGES
January 1, 2018 - December 31, 2018

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	0 - 5,000 ft ² (per ft ² of Gross Floor Area)	Above 5,000 ft ² (per ft ² of Gross Floor Area)	
Municipal Wide Services:							
Roads and Related Services	1,271	844	653	1,135	0.59	0.77	
Parking Services	135	80	58	117	0.02	0.03	
Outdoor Recreation Services	67	40	29	58	-	0.01	
Indoor Recreation Services	351	237	186	315	0.02	0.01	
Library Services	73	58	47	68	0.01	-	
Administration	250	166	129	223	0.10	0.15	
Waste Diversion	109	72	56	97	0.01	0.01	
Total Municipal Wide Services	2,256	1,497	1,158	2,013	0.75	0.98	
Urban Services							
Wastewater Services (Collection)	1,601	1,062	823	1,430	0.74	0.97	
Water Services (Distribution)	1,542	1,023	792	1,377	0.71	0.94	
Wastewater Services (Treatment)	397	264	205	355	0.04	0.05	
Water Services (Treatment)	104	69	54	93	0.01	0.01	
Total Urban Services	3,644	2,418	1,874	3,255	1.50	1.97	
GRAND TOTAL	5,900	3,915	3,032	5,268	2.25	2.95	

SCHEDULE B-3
BY-LAW NO. 77-2016
SCHEDULE OF DEVELOPMENT CHARGES
January 1, 2019 - December 31, 2019

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	0 - 5,000 ft ² Floor Area	Above 5,000 ft ² (per ft ² of Gross Floor Area)
Municipal Wide Services:						
Roads and Related Services	1,530	968	727	1,347	0.59	0.86
Parking Services	135	80	59	116	0.02	0.04
Outdoor Recreation Services	67	40	29	58	-	0.01
Indoor Recreation Services	436	278	210	385	0.02	0.01
Library Services	114	78	59	104	0.01	-
Administration	300	190	143	265	0.10	0.17
Waste Diversion	131	83	62	115	0.01	0.01
Total Municipal Wide Services	2,713	1,717	1,289	2,390	0.75	1.10
Urban Services						
Wastewater Services (Collection)	1,927	1,220	915	1,697	0.74	1.08
Water Services (Distribution)	1,856	1,174	881	1,634	0.71	1.05
Wastewater Services (Treatment)	478	303	228	422	0.04	0.06
Water Services (Treatment)	126	80	60	110	0.01	0.02
Total Urban Services	4,387	2,777	2,084	3,863	1.50	2.21
GRAND TOTAL	7,100	4,494	3,373	6,253	2.25	3.31

**SCHEDULE B-4
BY-LAW NO. 77-2016
SCHEDULE OF DEVELOPMENT CHARGES
January 1, 2020 - December 31, 2020**

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	0 - 5,000 ft ² (per ft ² of Gross Floor Area)	Above 5,000 ft ² (per ft ² of Gross Floor Area)
Municipal Wide Services:						
Roads and Related Services	1,788	1,093	800	1,558	0.59	0.95
Parking Services	135	80	58	117	0.02	0.05
Outdoor Recreation Services	67	40	29	58	-	0.01
Indoor Recreation Services	521	319	235	453	0.02	0.02
Library Services	156	99	72	137	0.01	-
Administration	351	215	158	306	0.10	0.18
Waste Diversion	153	93	69	133	0.01	0.01
Total Municipal Wide Services	3,171	1,939	1,421	2,762	0.75	1.22
Urban Services						
Wastewater Services (Collection)	2,252	1,377	1,008	1,963	0.74	1.20
Water Services (Distribution)	2,169	1,326	971	1,890	0.71	1.16
Wastewater Services (Treatment)	559	342	251	488	0.04	0.06
Water Services (Treatment)	147	90	66	128	0.01	0.02
Total Urban Services	5,127	3,135	2,296	4,469	1.50	2.44
GRAND TOTAL	8,298	5,074	3,717	7,231	2.25	3.66