

CORPORATION OF THE TOWN OF RENFREW
BY-LAW NO. 84-2021

Being 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 October 20, 2021 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 November 9, 2021;

AND WHEREAS the Council of the Town of Renfrew had before it a report entitled Development Charge Background Study dated October 15, 2021 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 9, 2021 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 9, 2021 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. "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*;
13. "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;
14. "Council" means the Council of the Town of Renfrew;
15. "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;
16. "development charge" means a charge imposed pursuant to this By-law;
17. "'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;
18. "existing" means the number, use and size that existed as of the date this by-law was passed;
19. "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.
20. "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;

21. "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
22. "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;
23. "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;

24. “institutional development” means development of a building or structure intended for use,
- a) as a long-term care home within the meaning of subsection 2(1) of the *Long-Term Care Homes Act, 2007*;
 - b) as a retirement home within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*;
 - 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;
25. “interest rate” means the annual rate of interest calculated in the Town’s D.C. Interest Policy;
26. “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;
27. “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;

28. "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;
29. "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;
30. "municipality" means The Corporation of the Town of Renfrew;
31. "non-profit housing development" 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*.
32. "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;
33. "Official Plan" means the Official Plan adopted for the municipality, as amended and approved;
34. "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;
35. "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;

36. "Planning Act" means the *Planning Act, 1990, R.S.O. 1990, c.P.13*, as amended;
37. "rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;
38. "regulation" means any regulation made pursuant to the Act;
39. "rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
40. "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;
41. "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;
42. "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;
43. "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;
44. "service" means a service designated in Schedule "A" to this By-law, and "services" shall have a corresponding meaning;
45. "servicing agreement" means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified land within the Municipality;

46. "single detached dwelling unit" means a completely detached building containing only one dwelling unit;
47. "special care facilities" means lands or Buildings without dwelling units, which are used or designed or intended for use for the purpose of providing supervision, nursing care or medical treatment, that are licensed, approved or supervised under any special or general Act;
48. "special care/special dwelling" means the residential portion of Special Care Facilities, including Group Homes, containing rooms or suites of rooms designed or intended to be used for sleeping and living accommodations 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
49. "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/Classes

- 2.1 The categories of services/classes for which development charges are imposed under this By-law are as follows:
- (a) Services Related to a Highway
 - (b) Public Works
 - (c) Fire Protection Services

(d) Parks and Recreation Services

(e) Library Services

(f) Administration Studies

(g) Waste Diversion

(h) Water Services

(i) Wastewater Services

2.2 The components of the services/classes 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;

- d) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

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/class 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 or 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;
- (b) in the case of new construction, where the development:
 - (i) is limited to the creation of an additional dwelling unit as prescribed, in prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997; and
 - (b) is limited to the creation of an additional dwelling unit ancillary to a new dwelling unit for prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997.

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-6 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-6 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.
- 3.16 Notwithstanding subsections 3.14 and 3.15, 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 first occupancy certificate issued, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.17 Notwithstanding subsections 3.14 and 3.15 development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.18 Where the development of land results from the approval of a site plan or zoning by-law 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 3.11 and 3.12 shall be calculated on the rates set out in Schedules B-1 to B-6 on the date of the planning application, including interest. Where both planning applications apply development charges under subsections 3.11 and 3.12 shall be calculated on the rates, including interest, set out in Schedules B-1 to B-6 on the date of the later planning application, including interest.

4. PHASE-IN OF DEVELOPMENT CHARGES

- 4.1 The development charges pursuant to this by-law are being phased-in as shown in Schedules B-1 to B-6.

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, starting on January 1, 2023 and every year thereafter, 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/Classes Designated in section 2.1
Schedules B-1 to B-6	Residential and Non-Residential Municipal-Wide Development Charges

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, 2022.

11. DATE BY-LAW EXPIRES

11.1 This By-law will expire at 11:59 PM on December 31, 2026 unless it is repealed by Council at an earlier date.

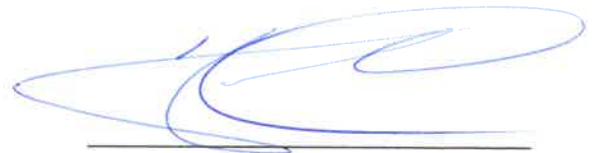
12. EXISTING BY-LAW REPEALED

12.1 By-law Number 77-2016 is hereby repealed as of the date and time this By-law comes into effect.

PASSED THIS 14th day of December, 2021.



Mayor



Town of Renfrew Clerk

**SCHEDULE A
TO BY-LAW NO. 84-2021
TOWN OF RENFREW
COMPONENTS OF SERVICES/CLASSES DESIGNATED IN SUBSECTION 2.1**

- 1) Services Related to a Highway**
 - 2) Public Works**
 - 3) Fire Protection Services**
 - 4) Parks and Recreation Services**
 - 5) Library Services**
 - 6) Administration Studies**
 - 7) Waste Diversion**
 - 8) Water Services**
 - 9) Wastewater Services**
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Schedule B-1
To By-law 84-2021
Schedule of Development Charges

Effective January 1, 2022 to June 30, 2022

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) 0-5,000 sq.ft.	(per sq.ft. of Gross Floor Area) >5,000 sq.ft.
Municipal Wide Services/Class of Service:							
Services Related to a Highway	2,131	1,739	1,268	789	868	0.92	1.83
Public Works (Facilities, Fleet, and Equipment)	286	233	170	106	116	0.12	0.24
Fire Protection Services	235	192	140	87	96	0.10	0.20
Parks and Recreation Services	2,418	1,973	1,439	895	985	0.12	0.24
Library Services	294	240	175	109	120	0.01	0.03
Administration Studies	225	184	134	84	92	0.09	0.18
Waste Diversion	24	19	14	9	10	0.01	0.01
Total Municipal Wide Services/Class of Services	5,613	4,580	3,340	2,079	2,287	1.37	2.73
Urban Services							
Wastewater Services (Collection)	1,990	1,625	1,185	737	811	0.85	1.71
Water Services (Distribution)	1,375	1,123	819	509	560	0.59	1.18
Wastewater Services (Treatment)	411	336	245	152	168	0.15	0.30
Water Services (Treatment)	111	91	66	41	45	0.04	0.08
Total Urban Services	3,887	3,175	2,315	1,439	1,584	1.63	3.27
GRAND TOTAL	9,500	7,755	5,655	3,518	3,871	3.00	6.00

Schedule B-2
To By-law 84-2021
Schedule of Development Charges

Effective July 1, 2022 to December 31, 2022

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) 0-5,000 sq.ft.	(per sq.ft. of Gross Floor Area) >5,000 sq.ft.
Municipal Wide Services/Class of Service:							
Services Related to a Highway	2,376	1,940	1,415	880	968	0.92	1.83
Public Works (Facilities, Fleet, and Equipment)	319	260	190	118	130	0.12	0.24
Fire Protection Services	263	214	157	97	107	0.10	0.20
Parks and Recreation Services	2,697	2,201	1,606	999	1,099	0.12	0.24
Library Services	328	268	196	122	134	0.01	0.03
Administration Studies	252	205	150	93	103	0.09	0.18
Waste Diversion	26	21	16	10	11	0.01	0.01
Total Municipal Wide Services/Class of Services	6,261	5,109	3,730	2,319	2,552	1.37	2.73
Urban Services							
Wastewater Services (Collection)	2,221	1,813	1,323	823	905	0.85	1.71
Water Services (Distribution)	1,535	1,253	914	568	625	0.59	1.18
Wastewater Services (Treatment)	459	375	274	170	187	0.15	0.30
Water Services (Treatment)	124	101	74	46	51	0.04	0.08
Total Urban Services	4,339	3,542	2,585	1,607	1,768	1.63	3.27
GRAND TOTAL	10,600	8,651	6,315	3,926	4,320	3.00	6.00

Schedule B-3
To By-law 84-2021
Schedule of Development Charges

Effective January 1, 2023 to December 31, 2023

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) 0-5,000 sq.ft.	(per sq.ft. of Gross Floor Area) >5,000 sq.ft.
Municipal Wide Services/Class of Service:							
Services Related to a Highway	2,623	2,141	1,562	972	1,069	0.92	1.83
Public Works (Facilities, Fleet, and Equipment)	352	287	210	130	143	0.12	0.24
Fire Protection Services	290	237	173	107	118	0.10	0.20
Parks and Recreation Services	2,977	2,430	1,773	1,102	1,213	0.12	0.24
Library Services	362	296	216	134	148	0.01	0.03
Administration Studies	278	226	165	103	113	0.09	0.18
Waste Diversion	29	24	17	11	12	0.01	0.01
Total Municipal Wide Services/Class of Services	6,911	5,641	4,116	2,559	2,816	1.37	2.73
Urban Services							
Wastewater Services (Collection)	2,451	2,001	1,460	908	999	0.85	1.71
Water Services (Distribution)	1,694	1,383	1,009	627	690	0.59	1.18
Wastewater Services (Treatment)	507	414	302	188	206	0.15	0.30
Water Services (Treatment)	137	112	82	51	56	0.04	0.08
Total Urban Services	4,789	3,910	2,853	1,774	1,951	1.63	3.27
GRAND TOTAL	11,700	9,551	6,969	4,333	4,767	3.00	6.00

Schedule B-4
To By-law 84-2021
Schedule of Development Charges

Effective January 1, 2024 to December 31, 2024

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) 0-5,000 sq.ft.	(per sq.ft. of Gross Floor Area) >5,000 sq.ft.
Municipal Wide Services/Class of Service:							
Services Related to a Highway	2,870	2,343	1,709	1,063	1,169	0.92	1.83
Public Works (Facilities, Fleet, and Equipment)	385	314	229	143	157	0.12	0.24
Fire Protection Services	317	259	189	118	129	0.10	0.20
Parks and Recreation Services	3,257	2,658	1,939	1,206	1,327	0.12	0.24
Library Services	396	324	236	147	161	0.01	0.03
Adminstration Studies	304	248	181	113	124	0.09	0.18
Waste Diversion	32	26	19	12	13	0.01	0.01
Total Municipal Wide Services/Class of Services	7,561	6,172	4,502	2,802	3,080	1.37	2.73
Urban Services							
Wastewater Services (Collection)	2,682	2,189	1,597	993	1,093	0.85	1.71
Water Services (Distribution)	1,853	1,513	1,104	686	755	0.59	1.18
Wastewater Services (Treatment)	554	452	330	205	226	0.15	0.30
Water Services (Treatment)	150	122	90	56	61	0.04	0.08
Total Urban Services	5,239	4,276	3,121	1,940	2,135	1.63	3.27
GRAND TOTAL	12,800	10,448	7,623	4,742	5,215	3.00	6.00

Schedule B-5
To By-law 84-2021
Schedule of Development Charges

Effective January 1, 2025 to December 31, 2025

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) 0-5,000 sq.ft.	(per sq.ft. of Gross Floor Area) >5,000 sq.ft.
Municipal Wide Services/Class of Service:							
Services Related to a Highway	3,116	2,544	1,856	1,154	1,270	0.92	1.83
Public Works (Facilities, Fleet, and Equipment)	418	341	249	155	170	0.12	0.24
Fire Protection Services	344	281	205	128	140	0.10	0.20
Parks and Recreation Services	3,537	2,887	2,106	1,310	1,441	0.12	0.24
Library Services	431	351	256	160	175	0.01	0.03
Administration Studies	330	269	196	122	135	0.09	0.18
Waste Diversion	35	28	21	13	14	0.01	0.01
Total Municipal Wide Services/Class of Services	8,211	6,701	4,889	3,042	3,345	1.37	2.73
Urban Services							
Wastewater Services (Collection)	2,912	2,377	1,734	1,079	1,187	0.85	1.71
Water Services (Distribution)	2,012	1,643	1,199	745	820	0.59	1.18
Wastewater Services (Treatment)	602	491	359	223	245	0.15	0.30
Water Services (Treatment)	163	133	97	60	67	0.04	0.08
Total Urban Services	5,689	4,644	3,389	2,107	2,319	1.63	3.27
GRAND TOTAL	13,900	11,345	8,278	5,149	5,664	3.00	6.00

Schedule B-6
To By-law 84-2021
Schedule of Development Charges

Effective January 1, 2026 to December 31, 2026

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) 0-5,000 sq.ft.	(per sq.ft. of Gross Floor Area) >5,000 sq.ft.
Municipal Wide Services/Class of Service:							
Services Related to a Highway	3,362	2,745	2,003	1,246	1,370	0.92	1.83
Public Works (Facilities, Fleet, and Equipment)	451	368	269	167	184	0.12	0.24
Fire Protection Services	372	303	222	138	151	0.10	0.20
Parks and Recreation Services	3,816	3,115	2,273	1,413	1,555	0.12	0.24
Library Services	465	379	277	172	189	0.01	0.03
Administration Studies	356	290	212	132	145	0.09	0.18
Waste Diversion	37	30	22	14	15	0.01	0.01
Total Municipal Wide Services/Class of Services	8,859	7,230	5,278	3,282	3,609	1.37	2.73
Urban Services							
Wastewater Services (Collection)	3,143	2,565	1,872	1,164	1,281	0.85	1.71
Water Services (Distribution)	2,172	1,773	1,293	804	885	0.59	1.18
Wastewater Services (Treatment)	650	530	387	241	265	0.15	0.30
Water Services (Treatment)	176	144	105	65	72	0.04	0.08
Total Urban Services	6,141	5,012	3,657	2,274	2,503	1.63	3.27
GRAND TOTAL	15,000	12,242	8,935	5,556	6,112	3.00	6.00