
Being a By-Law with respect to Development Charges

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 Township of Greater Madawaska has given Notice on February 18, 2022 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 Township of Greater Madawaska 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 April 4, 2022;

And whereas the Council of the Township of Greater Madawaska had before it a report entitled Development Charge Background Study dated February 18, 2022 prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Township of Greater Madawaska will increase the need for services as defined herein;

And whereas the Council of the Township of Greater Madawaska on April 4, 2022 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 Township of Greater Madawaska pursuant to the *Development Charges Act, 1997*;

And whereas the Council of the Township of Greater Madawaska on April 4, 2022 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 Township of Greater Madawaska hereby enacts as follows:

1. Definitions

In this by-law,

1. “Act” means the *Development Charges Act, 1997, c. 27*;
2. “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;
3. “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;

4. “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;
5. “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;
6. “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;
7. “board of education” means a board defined in s.s. 1 (1) of the *Education Act*;
8. “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;
9. “Building Code Act” means the *Building Code Act, 1992*, S.O. 1992, c.23, as amended;
10. “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.S.O. 1990, c. 57*, andto undertake studies in connection with any of the matters referred to in clauses (a) to (d);
 - (e) to complete the development charge background study under section 10 of the Act;

(f) 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;

11. “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*;
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 Township of Greater Madawaska;
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 industrial building” means a building or buildings existing on a site in the Township of Greater Madawaska 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.
18. “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;
19. “grade” means the average level of finished ground adjoining a building or structure at all exterior walls;
20. “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;
21. “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;
22. “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;
23. “interest rate” means the annual rate of interest calculated in the Township’s D.C. Interest Policy;
24. “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;

25. “local services” means those services, facilities or things which are under the jurisdiction of the Township of Greater Madawaska 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;
26. “multiple dwelling unit” means all dwellings other than single-detached, semi-detached and apartment unit dwellings and may include a row dwelling unit;
27. “municipality” means The Corporation of the Township of Greater Madawaska;
28. “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 *Not-for-Profit Corporations Act, 2010* 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*.
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. “regulation” means any regulation made pursuant to the Act;
35. “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;
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;
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;
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. “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;
44. “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
45. “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) Fire Protection Services;
 - (c) Parks and Recreation Services;
 - (d) Library Services;
 - (e) Waste Diversion; and
 - (f) Growth Studies
- 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 Township of Greater Madawaska 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 Township of Greater Madawaska 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; or
 - (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

- (ii) 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

Amount of Charges

Residential

3.10 The development charges set out in Schedules B-1 to B-4 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

- 3.11 The development charges described in Schedules B-1 to B-4 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

- 3.12 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 3.10 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 3.11 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

- 3.13 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.14 Despite section 3.13, 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.
- 3.15 Notwithstanding subsections 3.13 and 3.14, 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 as per the Township's Interest Rate Policy, payable on the anniversary date each year thereafter.

- 3.16 Notwithstanding subsections 3.13 and 3.14 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 as per the Township's Interest Rate Policy, payable on the anniversary date each year thereafter.
- 3.17 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 3.10 and 3.11 shall be calculated on the rates set out in Schedules B-1 to B-4 on the date of the planning application, including interest as per the Township's Interest Rate Policy. Where both planning applications apply development charges under subsections 3.10 and 3.11 shall be calculated on the rates, including interest as per the Township's Interest Rate Policy, set out in Schedules B-1 to B-4 on the date of the later planning application, including interest.

4. Payment by Services

- 4.1 Despite the payment required under subsections 3.10 and 3.11, 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.

5. Indexing

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, beginning on January 1, 2023 and on each January 1 thereafter, in accordance with the prescribed index in the Act.

6. Phase-in of Development Charges

- 6.1 The development charges pursuant to this by-law are being phased-in as shown in Schedules B-1 to B-4.

7. Schedules

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

Schedule A:	Components of Services and Classes of Services Designated in Section 2.1
Schedules B-1 to B-4:	Schedule of Development Charges

8. Conflicts

- 8.1 Where the Township of Greater Madawaska 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 comes into force upon final passage.

11. Date By-law Expires

- 11.1 This By-law will expire on April 19, 2027, unless it is repealed by Council at an earlier date.

12. Repeal of Current D.C. By-law

- 12.1 By-law 36-2017 is hereby repealed as of the date and time this By-law comes into effect.

READ a first and second time this 19th of April, 2022.

READ a third time and passed this 19th of April, 2022.

Brian Hunt
Mayor

Allison Holtzhauer
CAO/Clerk-Deputy Treasurer

Schedule "A"
To By-law 26-2022
Components of Services and Classes of Services Designated in Subsection 2.1

Municipal-wide D.C.-Eligible Services:

1. Services Related to a Highway
2. Fire Protection Services
3. Parks and Recreation Services
4. Library Services
5. Waste Diversion Services

Municipal-wide D.C.-Eligible Classes of Services

6. Growth Studies:
 - Services Related to a Highway
 - Fire Protection Services
 - Parks and Recreation Services
 - Library Services
 - Waste Diversion Services

Schedule "B-1"
To By-law 26-2022
Schedule of Development Charges

Effective April 19, 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)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	2,285	1,965	1,600	1,086	1,080	1.54
Fire Protection Services	821	706	575	390	388	0.55
Parks and Recreation Services	650	559	455	309	307	0.25
Library Services	113	97	79	54	53	0.04
Waste Diversion Services	64	55	45	30	30	0.01
Growth Studies	289	249	202	137	137	0.18
Total Municipal Wide Services/Class of Services	4,222	3,631	2,956	2,006	1,995	2.57

Schedule "B-2"
To By-law 26-2022
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)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	2,896	2,490	2,027	1,376	1,369	1.95
Fire Protection Services	1,040	894	728	494	492	0.70
Parks and Recreation Services	824	709	577	392	390	0.32
Library Services	143	123	100	68	68	0.06
Waste Diversion Services	82	71	57	39	39	0.01
Growth Studies	366	315	256	174	173	0.23
Total Municipal Wide Services/Class of Services	5,351	4,602	3,745	2,543	2,531	3.27

Schedule "B-3"
To By-law 26-2022
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)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	3,508	3,017	2,456	1,667	1,658	2.36
Fire Protection Services	1,259	1,083	881	598	595	0.85
Parks and Recreation Services	998	858	699	474	472	0.39
Library Services	173	149	121	82	82	0.07
Waste Diversion Services	99	85	69	47	47	0.02
Growth Studies	444	382	311	211	210	0.28
Total Municipal Wide Services/Class of Services	6,481	5,574	4,537	3,079	3,064	3.97

Schedule "B-4"
To By-law 26-2022
Schedule of Development Charges

Effective January 1, 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)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	4,119	3,542	2,883	1,958	1,947	2.77
Fire Protection Services	1,479	1,272	1,035	703	699	1.00
Parks and Recreation Services	1,172	1,008	820	557	554	0.46
Library Services	203	175	142	96	96	0.08
Waste Diversion Services	116	100	81	55	55	0.02
Growth Studies	521	448	365	248	246	0.33
Total Municipal Wide Services/Class of Services	7,610	6,545	5,326	3,617	3,597	4.66