



## **By-law 2014-108**

### **Municipal - Wide Development Charges**

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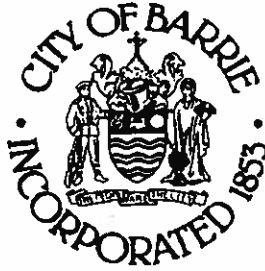
**A By-law of The Corporation of the City of Barrie to establish municipal-wide development charges for the City of Barrie and to repeal By-law 2013-032 and all amendments thereto.**

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**BY-LAW NUMBER 2014 - 108**

**A By-law of The Corporation of the City of Barrie to establish municipal-wide development charges for the City of Barrie and to repeal By-law 2013-032 and all amendments thereto.**

**WHEREAS** pursuant to the subsection 2(1) of the *Development Charges Act, 1997, c.27*, a council of a municipality may pass by-laws to pay for increased capital costs required because of increased needs for services arising from development if the development of the land requires certain consents, approvals, amendments, conveyances or an issuance of a building permit;

**AND WHEREAS**, on August 25<sup>th</sup> 2014, the Council of The Corporation of the City of Barrie approved a report entitled "City of Barrie Development Charge Background Study" dated June 6<sup>th</sup>, 2014, as amended by the Addendum to the Background Study dated July 22<sup>nd</sup>, 2014, which report indicates that the development of land within the City of Barrie will increase the need for services;

**AND WHEREAS** a public meeting has been held before passage of this by-law with notice given and sufficient information made available to the public pursuant to s.12 of the *Development Charges Act, 1997*;

**AND WHEREAS** the Council in adopting General Committee Motion 14-G-223 as amended by resolution 14-A-130 on August 25, 2014, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as provided in this by-law;

**AND WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law;

**AND WHEREAS**, on August 25<sup>th</sup> 2014, the Council approved the report entitled "City of Barrie Development Charge Background Study" dated June 6<sup>th</sup>, 2014, as amended by the Addendum to the Background Study dated July 22<sup>nd</sup>, 2014, updating its capital budget where appropriate and indicating that it intends that the increase in the need for services to service the anticipated development will be met;

**AND WHEREAS**, on August 25, 2014, the Council determined that no further public meetings were required under section 12 of the *Development Charges Act, 1997*;

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts as follows:

**1. Definitions**

In this By-law;

**"Act"** means the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended or superseded;

**"accessory building"** means a building or structure that is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure provided that it:

- a) does not contain any water or sewage services;
- b) is used only for accessory storage,;
- c) contains an accessory use to an existing industrial use in the principal building on the same lot; and
- d) does not exceed 25% of the existing principal building or 500m<sup>2</sup> whichever is less.

**"apartment dwelling unit"** means any residential dwelling unit within a building containing more than four dwelling units where the residential units are connected by an interior corridor;

**"bedroom"** means a room which can be used as sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

**"City"** means the Corporation of the City of Barrie;

**“dwelling unit”** means a suite operated as a housekeeping unit used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;

**“Development Charges Act”** means the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended or superseded;

**“existing industrial building”** means a building used for or in connection with,

- a) manufacturing, producing, processing, storing or distributing something,
- b) research or development in connection with manufacturing, producing or processing something.
- c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, producing or processing takes place,
- d) office or administrative purposes, if they are,
  - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.

provided that: (A) such industrial building or buildings existed on a lot in the City of Barrie on the day this By-law comes into effect or the first industrial building or buildings constructed and occupied on a vacant lot pursuant to site plan approval under section 41 of the Planning Act subsequent to this By-law coming into effect for which full Development Charges were paid; and (B) an Existing Industrial Building shall not include retail warehouses;

**“gross floor area (gfa)”** means the total floor area, measured between the outside or exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls and shall include mezzanines, as defined by the Ontario Building Code. In the case of a non-residential building or 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 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;

**“industrial use”** means lands, buildings or structures or units within such buildings or structures to be developed within an industrial zone and described in the list of uses under the “Industrial” category set out in Section 7-2-1 of the City of Barrie’s Zoning By-law 2009-141, or any successor thereto;

**“institutional use”** means, notwithstanding any other provisions of this By-law, lands, buildings or structures to be developed within an institutional zone as defined or listed as such within the City of Barrie’s Zoning By-law, 2009-141, or any successor thereto, or uses defined or listed as institutional uses within the aforesaid Zoning By-law located in other zones and shall be deemed to include long-term care facilities;

**“local board”** has the meaning set out in Section 1 of the *Development Charges Act*;

**“mixed-use buildings”** means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;

**“non profit institution”** means:

- a) a “registered charity” as defined in subsection 248(1) of the *Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.)*, as amended;
- b) a corporation that is a non-profit organization for the purposes of paragraph 57(l)(b) of the *Corporations Tax Act, R.S.O. 1990, c. C.40*; or
- c) a “religious organization” as defined in subsection 1(1) of the *Religious Organizations’ Lands Act, R.S.O. 1990, c. R.23*;

**“non-residential (or a non-residential use)”** means lands, buildings, or structures, or portions thereof designed, adopted or used for any purpose other than residential use;

**“non-retail uses”** means all non-residential uses other than retail uses and shall include offices;

**"office"** means lands, buildings, structures or portions thereof used or designed or intended for use for the practice of a profession, the carrying on of a business or occupation or the conduct of a non-profit organization and shall include but not be limited to the office of a physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, veterinarian, surveyor, appraiser, contractor, builder, and developer;

**"Official Plan"** means the Official Plan of the City and any amendments thereto;

**"Ontario Building Code"** means the *Building Code Act, 1992, S.O. 1992, c.23* as amended or superseded;

**"other multiple dwelling units"** means all dwelling units other than single detached dwelling units, semi-detached dwelling units, and apartment dwelling units;

**"owner"** means the owner of land or a person who has made application for an approval for the development of land;

**"Planning Act"** means the *Planning Act, R.S.O. 1990, c. P.13*, as amended or superseded;

**"residential use"** means lands, buildings, or structures designed or intended to be used as living accommodation for one or more individuals;

**"retail use"** means land, buildings or portions thereof used, designed or intended for use for the purpose of offering foods, wares, merchandise, substances, articles or things for sale directly or providing entertainment to the public and includes the rental of wares, merchandise, substances, article or things and includes offices and storage in connection with or related or ancillary to such retail uses. Retail uses include, but are not limited to: conventional restaurants, fast food restaurants, concert halls, theatres, cinemas, movie houses, automotive fuel stations with or without service facilities, specialty automotive shops, auto repairs, collision services, car or truck washes, auto dealerships, shopping centres, including more than two stores attached and under one ownership, department/discount stores, banks and similar financial institutions, including credit unions (excluding freestanding bank kiosks), warehouse clubs and retail warehouses;

**"school board"** means a board as defined in Section 1(1) of the *Education Act*;

**"semi-detached dwelling unit"** means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but no other parts, attached to another dwelling unit where the residential units are not connected by an interior corridor;

**"services"** means services designated in this By-law;

**"single detached dwelling unit"** means a residential building consisting of one dwelling unit and not attached to another structure.

## 2. Designation of Services

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

- (a) Protection
- (b) Roads
- (c) Roads Related
- (d) Transit
- (e) Parking
- (f) Parks and Recreation
- (g) Library Services
- (h) Administration
- (i) Paramedics
- (j) Social Housing
- (k) Water Services – Facilities
- (l) Water Services – Facilities Related Debt
- (m) Wastewater Services – Facilities
- (n) Wastewater Services – Facilities Related Debt
- (o) Water Services – Distribution Systems – Salem & Hewitt's Secondary Plan Areas
- (p) Wastewater Services – Collection Systems – Salem & Hewitt's Secondary Plan Areas
- (q) Water Services – Distribution Systems – Former City Municipal Boundary Areas
- (r) Wastewater Services – Collection Systems – Former City Municipal Boundary Areas
- (s) Stormwater Drainage and Control Services – Former City Municipal Boundary Areas

## 3. Lands Affected

Where permitted pursuant to the provisions of the *Development Charges Act, 1997*, and not otherwise prohibited by such Act, or otherwise exempted by the provisions of this By-law, this By-law applies to all land, buildings and structures within the City of Barrie.

#### 4. Approvals for Development

- (a) Development Charges shall be imposed on all land, 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 9 of the *Condominium Act*, S.O. 1998, c. C.19, 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 section 2 shall be imposed upon any land, buildings or structures to which this By-law applies even though two or more of the actions described in section 4(a) are required before the land, buildings or structures can be developed.
- (c) Despite section 4(b), if two or more of the actions described in section 4(a) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in this by-law, an additional development charge shall be calculated in accordance with the provisions of this by-law.

#### 5. Calculation of Development Charges

- (a) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the rates set out in Schedules "B-1" to "B-5".
- (b) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
- (i) in the case of residential development or redevelopment, or the residential portion of a mixed use development, based upon the number and type of dwelling units;
  - (ii) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed use development or redevelopment, based on the gross floor area of such development or redevelopment.
- (c) In the event that it is not possible for the Treasurer or his/her designate to determine with sufficient specificity the category of intended use for proposed buildings or structures or units within such buildings or structures thereof for which an application for building permit has been received within an industrial zone as defined within the City of Barrie's Zoning By-law 2009-141, or any successor thereto, the proposed use shall be deemed to be a non-retail use for purposes of calculation of the development charge. In the event that at the time of the approval for occupancy of such buildings or structures or units within such buildings or structures, it can be determined with sufficient specificity that the use falls within the definition of a use other than a non-retail use as set out in this by-law then the applicant shall be required to pay an additional amount being the difference between the development charges eligible for retail uses and the non-retail use.

#### 6. Timing of Calculation and Payment of Development Charges

- (a) Subject to the exemptions set out in this By-law or by statute or regulation, development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the *Development Charges Act, 1997* on the date that the first building permit including a conditional permit is issued in relation to a building or structure on land to which a development charge applies with respect to any new or additional gross floor area or any additional dwelling units, or in a manner or at a time otherwise lawfully agreed upon.
- (b) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

- (c) Notwithstanding subsections (a) and (b), the payment of development charges may be deferred for any permit or conditional permit that authorizes the construction of only the underground portions of a building.
- (d) Notwithstanding subsections (a), (b), and (c), a residential development charge with respect to:
  - (i) Roads;
  - (ii) Water Services – Facilities;
  - (iii) Water Services - Facility Related Debt;
  - (iv) Wastewater Services – Facilities;
  - (v) Wastewater Services - Facilities Related Debt;
  - (vi) Former City Municipal Boundary Areas (where applicable):
    - a. Stormwater Drainage and Control Services
    - b. Water Services – Distribution Systems
    - c. Wastewater Services – Collection Systems
  - (vii) Salem & Hewitt's Secondary Plan Areas (where applicable):
    - a. Water Services – Distribution Systems
    - b. Wastewater Services – Collection Systems,

as set out in Schedules "B-1" to "B-5" attached, are payable, with respect to an approval of a plan of subdivision or a severance under section 51 or 53 of the *Planning Act*, immediately upon entering into the subdivision/consent agreement, based upon the number and type of residential lots created, and, in the case of subdivision blocks, based on the maximum zoned capacity of each block pursuant to the City of Barrie's Zoning By-law 2009-141 as amended or any successor thereto.

#### **7. Indexing of Development Charges**

The development charges set out in Schedules "B-1" to "B-5" of this By-law shall be adjusted annually without amendment to this By-law, commencing on January 1, 2015, by the percentage change during the preceding year, as recorded in the Statistics Canada's Construction Cost Index (non-residential building) (CANSIM table 327-0043), as may be amended or replaced from time to time.

#### **8. Accounting for Development Charges**

- (a) Any development charges paid pursuant to this By-law shall be maintained separately from all other revenues or receipts of the City.
- (b) The Treasurer of the City shall maintain these monies in separate reserve funds as set out in section 2 "Designation of Services" of this By-law for the services identified in this By-law and shall only permit the monies to be expended in accordance with the provisions of s.35 of the *Development Charges Act, 1997*:
- (c) The Treasurer shall provide the Council with an annual statement, on a date directed by the Council, in respect of the reserve funds established under this By-law. This statement shall contain the required information, as set out in s.s.12(1) of O.Reg. 82/98.

#### **9. Exemptions and Discounts**

- (a) The following designated categories of uses are exempt or discounted from the imposition of development charges otherwise payable under this By-law as noted below:
  - (i) All residential building permits not resulting in the creation of an additional dwelling unit;
  - (ii) No development charge shall be imposed where the only effect of an action referred to in Section 4 of this By-law is to:
    - a. permit an enlargement to an existing dwelling unit;
    - b. permit the creation of one or two additional dwelling units within an existing single detached dwelling; or
    - c. permit one additional dwelling unit in any semi-detached dwelling, a row dwelling or any other existing residential building.

- (iii) Notwithstanding (ii) (b) above, 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.
  - (iv) Notwithstanding (ii) (c) above, development charges shall be imposed if the additional unit has a gross floor area greater than:
    - a. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
    - b. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the said residential building.
  - (v) The exemption to development charges in (ii) above shall only apply to the first instance of intensification in an existing dwelling.
  - (vi) Subject to (iii), (iv) and (v) above, any exemption under (ii) above shall apply to the smallest dwelling unit, as determined by applicable rates under this By-law.
  - (vii) Land owned by and used for the purposes of The Corporation of the City of Barrie, any other municipality, the Simcoe County District School Board, the Simcoe-Muskoka Catholic District School Board (and any other school board defined in section 1(1) of the Education Act), or any local board or commission;
  - (viii) Institutional development of land, buildings or structures for College-related or University-related purposes on lands owned by and used for the purposes of the College or University but does not include student residences;
  - (ix) No development charge shall be imposed on development constituting one or more enlargements of an existing industrial building as defined herein, where attached, up to a maximum of fifty percent (50%) of its gross floor area of the existing industrial building.
    - a. Where a proposed enlargement exceeds fifty percent (50%) of the gross floor area of an existing industrial building, development charges are payable on the amount by which the proposed enlargement exceeds fifty percent (50%) of the gross floor area before the enlargement.
    - b. The cumulative total of the gross floor area previously exempted hereunder shall not be included in the determination of the amount of the exemption applicable to any subsequent enlargement and shall be calculated on the basis of the site as it existed on the date immediately prior to the first exemption hereunder.
    - c. Where a subdivision of the site subsequent to any enlargement previously exempted hereunder results in the existing industrial building being on a lot separate from the development previously, further exemptions, if any, pertaining to the existing industrial building shall be calculated on the basis of the site as it existed on the date immediately prior to the first exemption hereunder.
- (b) Redevelopment of lands where, by comparison with the land that was improved by occupied structures at any time within 60 months previous to the building permit issuance, no additional dwelling units are being created or additional non-residential gross floor area is added. If a development involves the demolition of and replacement of a building or structure, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:
- (i) the number of dwelling units occupied within the preceding 60 months demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable, and/or
  - (ii) the gross floor area of the building occupied within the previous 60 months demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable. The credit can, in no case, exceed the amount of the development charge that would otherwise be payable;

provided that such amounts shall not exceed, in total, the amount of the Development Charges otherwise payable with respect to the Redevelopment. For greater certainty, any amount of the reductions set out above that exceed the amount of Development Charges otherwise payable with respect to the Redevelopment shall be reduced to zero and shall not be transferred to any other Development or Redevelopment.

- (c) The following designated categories of uses are subject to discounted development charges as noted below:
- (i) notwithstanding the table of development charges set out in Schedules "B-1" to "B-5", development of lands owned by a non-profit institution for institutional uses by the non-profit institution for their own purposes are subject to a 50% discount of the development charge applicable;
  - (ii) Notwithstanding the table of development charges set out in Schedules "B-1" to "B-5", one accessory building to an existing industrial building shall be charged \$2.01 per square foot subject to indexing in accordance with Section 7 - "Indexing of Development Charges".
  - (iii) Notwithstanding the development charges set out in Schedules "B-1" to "B-5", the first 1.2 million sq ft of non-residential, non-retail space for which building permits are issued shall be subject to the rates set out below, such rates to be subject to the annual indexing set out in section 7:

<u>Type of space</u>	<u>Rate</u>
Non-residential, non-retail, industrial	\$11.11 per square foot of gross floor area
Non-residential, non-retail, office	\$13.65 per square foot of gross floor area
Non-residential, non-retail, non-industrial and non-office	\$13.65 per square foot of gross floor area.

- (d) Notwithstanding the development charges set out in Schedules "B-1" to "B-5",
- (i) development of lands for non-residential uses within the City Centre Planning Area, as set out in Schedule "B" of the Official Plan or any successor thereto, is subject to a 100% discount of the development charges applicable; and
  - (ii) development of lands for residential use within the City Centre Planning Area, as set out in Schedule "B" of the Official Plan or any successor thereto, is subject to a 25% discount of the development charges applicable for lands for which a building permit is issued on or before January 1, 2017.

#### 10. Interim Policy

Notwithstanding the development charges set out in Schedules "B-1" to "B-5", where a complete application for full Site Plan approval or a complete application for Draft Plan of Subdivision approval has been received and accepted by the City on or before August 1, 2014 and the resulting building permit(s) has(have) been issued either:

- (a) on or before December 1, 2014 (or such later date as the Chief Administrative Officer and the Chief Building Official acting jointly and reasonably determine is required to properly process the building permit application where the building permit issuance is delayed by a required governmental approval); or
- (b) on or before June 1, 2015 for projects for which the building permit requires servicing as a precondition

the development charges set out in Schedule "F" to this by-law shall be applicable.

#### 11. By-law Registration

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

#### 12. By-law Administration

This By-law shall be administered by the Treasurer of The Corporation of the City of Barrie.

#### 13. Short Title

This By-law may be referred to as the Barrie City-Wide and Area Specific Development Charges By-law.

#### 14. Date By-law Effective

This By-law comes into force on the date following the date of its passage by the Council of the Corporation of the City of Barrie.



**15. Headings**

The headings in this By-law form no part of this By-law and shall be deemed to be inserted for convenience of reference only.

**16. Severability**

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

**17. Schedules**

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

Schedule A -	Components of Services Designated in Section 2
Schedule B-1 -	Residential and Non-Residential Development Charges effective August 25, 2014 to November 24, 2014
Schedule B-2 -	Residential and Non-Residential Development Charges effective November 25, 2014 to February 24, 2015
Schedule B-3 -	Residential and Non-Residential Development Charges effective February 25, 2015 to May 24, 2015
Schedule B-4 -	Residential and Non-Residential Development Charges effective May 25, 2015 to August 24, 2015
Schedule B-5 -	Residential and Non-Residential Development Charges effective August 25, 2015
Schedule C -	Map of Former City Municipal Boundary Areas
Schedule D -	Map of Salem Secondary Plan Area
Schedule E --	Map of Hewitt's Secondary Plan Area
Schedule F -	Residential and Non-Residential Development Charges for developments with complete applications for site plan approval and/or draft plan of subdivision on or before August 1, 2014 where building permit issuance is to take place on or before December 1, 2014

**18. By-law 2013-032**

By-law 2013-032 and all amendments thereto are hereby repealed on the date this By-law comes into effect.

**19. Expiry**

This By-law shall expire and be deemed to be repealed on August 26, 2019.

**READ** a first and second time this 25<sup>th</sup> day of August, 2014.

**READ** a third time and finally passed this 25<sup>th</sup> day of August, 2014.

THE CORPORATION OF THE CITY OF BARRIE

  
 \_\_\_\_\_  
 MAYOR - JEFF LEHMAN

  
 \_\_\_\_\_  
 CITY CLERK - DAWN A. MCALPINE

**By-law Number 2014-108  
SCHEDULE A  
COMPONENTS OF SERVICES DESIGNATED IN SECTION 2**

100% Eligible Services - Area Specific – Former City Municipal Boundary Areas

Stormwater Drainage and Control Services

Water Services

Distributions Systems

Wastewater Services

Collection Systems

100% Eligible Services - Area Specific – Salem & Hewitt's Secondary Plan Areas

Water Services

Distributions Systems

Wastewater Services

Collection Systems

100% Eligible Services - Municipal Wide

Water Services

Facilities

Facilities Related Debt

Wastewater Services

Facilities

Facilities Related Debt

Roads

Roads

Roads Related

Depots and Domes

Roads and Related Vehicles

Protection

Fire Facilities

Fire Vehicles

Fire Small Equipment and Gear

Police Facilities

Police Vehicles

Police Small Equipment and Gear

90% Eligible Services

Library Services

Public Facilities

Library Collection Materials

Transit

Transit Facilities

Transit Vehicles

Transit Shelters

Administration

Studies

Parks and Recreation

Parkland Development

Parks Vehicles and Equipment

Recreation Facilities

Paramedics

Paramedics Facilities

Paramedics Vehicles

Parking

Parking Spaces

Social Housing

Social Housing Units

**By-law Number 2014-108  
SCHEDULE B-1**

**RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES EFFECTIVE  
AUGUST 25, 2014 TO NOVEMBER 24, 2014**

SCHEDULE "B-1"

BY-LAW NO. 2014 - \_\_\_\_\_

SCHEDULE OF DEVELOPMENT CHARGES  
AUGUST 25, 2014 TO NOVEMBER 24, 2014

Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Retail (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Industrial and Non-Office (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Industrial (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Office (per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services:</b>								
Roads	16,185	9,980	7,136	12,100	15.81	10.45	5.71	7.74
Roads Related	534	329	235	399	0.52	0.34	0.00	0.00
Protection	626	386	276	468	0.42	0.28	0.00	0.00
Transit	514	317	227	384	0.33	0.21	0.00	0.00
Parking	221	136	97	165	0.14	0.09	0.00	0.00
Parks and Recreation	5,277	3,254	2,327	3,945	0.45	0.29	0.00	0.00
Library Services	479	295	211	358	0.04	0.03	0.00	0.00
Administration	366	226	161	274	0.24	0.16	0.00	0.00
Paramedics	69	43	30	52	0.04	0.03	0.00	0.00
Social Housing	187	115	82	140	0.00	0.00	0.00	0.00
Wastewater Services - Facilities	1,288	794	568	963	0.86	0.56	0.56	0.56
Wastewater Services - Facilities Related Debt	3,780	2,331	1,687	2,826	2.52	1.67	1.67	1.67
Water Services - Facilities	573	353	253	428	0.38	0.25	0.25	0.25
Water Services - Facilities Related Debt	6,502	4,009	2,867	4,861	4.34	2.87	2.87	2.87
<b>Total Municipal Wide Services</b>	<b>36,601</b>	<b>22,568</b>	<b>16,137</b>	<b>27,363</b>	<b>26.09</b>	<b>17.24</b>	<b>11.06</b>	<b>13.09</b>
<b>Area Specific Services</b>								
<b>Former City Municipal Boundary Areas:</b>								
Stormwater Drainage and Control Services	3,510	2,164	1,548	2,624	1.00	1.20	1.20	1.20
Wastewater Services - Collection Systems	10	6	4	7	0.00	0.01	0.01	0.01
Water Services - Distribution Systems	652	402	287	487	0.31	0.37	0.37	0.37
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>4,172</b>	<b>2,572</b>	<b>1,839</b>	<b>3,118</b>	<b>1.31</b>	<b>1.58</b>	<b>1.58</b>	<b>1.58</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>40,773</b>	<b>25,140</b>	<b>17,976</b>	<b>30,481</b>	<b>27.40</b>	<b>18.82</b>	<b>12.64</b>	<b>14.67</b>
<b>Salem &amp; Hewitt's Secondary Plan Areas:</b>								
Wastewater Services - Collection Systems	2,469	1,522	1,089	1,846	1.28	0.79	0.79	0.79
Water Services - Distribution Systems	2,471	1,524	1,089	1,847	1.29	0.80	0.80	0.80
<b>Total Area Specific Services - Salem &amp; Hewitt's</b>	<b>4,940</b>	<b>3,046</b>	<b>2,178</b>	<b>3,693</b>	<b>2.57</b>	<b>1.59</b>	<b>1.59</b>	<b>1.59</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan</b>	<b>41,541</b>	<b>25,614</b>	<b>18,315</b>	<b>31,056</b>	<b>28.66</b>	<b>18.83</b>	<b>12.65</b>	<b>14.68</b>

**By-law Number 2014-108  
SCHEDULE B-2**

**RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES EFFECTIVE  
NOVEMBER 25, 2014 TO FEBRUARY 24, 2015**

SCHEDULE "B-2"  
BY-LAW NO. 2014 - \_\_\_\_  
SCHEDULE OF DEVELOPMENT CHARGES  
NOVEMBER 25, 2014 TO FEBRUARY 24, 2015

Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Retail (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Industrial and Non-Office (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Industrial (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Office (per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services:</b>								
Roads	16,185	9,980	7,136	12,100	15.81	10.45	7.25	8.77
Roads Related	534	329	235	399	0.52	0.34	0.00	0.00
Protection	626	386	276	468	0.42	0.28	0.00	0.00
Transit	514	317	227	384	0.33	0.21	0.00	0.00
Parking	221	136	97	165	0.14	0.09	0.00	0.00
Parks and Recreation	5,277	3,254	2,327	3,945	0.45	0.29	0.00	0.00
Library Services	479	295	211	358	0.04	0.03	0.00	0.00
Administration	366	226	161	274	0.24	0.16	0.00	0.00
Paramedics	69	43	30	52	0.04	0.03	0.00	0.00
Social Housing	187	115	82	140	0.00	0.00	0.00	0.00
Wastewater Services - Facilities	1,288	794	568	963	0.86	0.56	0.56	0.56
Wastewater Services - Facilities Related Debt	3,780	2,331	1,667	2,626	2.52	1.67	1.67	1.67
Water Services - Facilities	573	353	253	428	0.38	0.25	0.25	0.25
Water Services - Facilities Related Debt	6,502	4,009	2,887	4,861	4.34	2.87	2.87	2.87
<b>Total Municipal Wide Services</b>	<b>36,601</b>	<b>22,668</b>	<b>16,137</b>	<b>27,363</b>	<b>26.09</b>	<b>17.24</b>	<b>12.60</b>	<b>14.12</b>
<b>Area Specific Services</b>								
<b>Former City Municipal Boundary Areas:</b>								
Stormwater Drainage and Control Services	3,510	2,164	1,548	2,624	1.00	1.20	1.20	1.20
Wastewater Services - Collection Systems	10	6	4	7	0.00	0.01	0.01	0.01
Water Services - Distribution Systems	852	402	287	487	0.31	0.37	0.37	0.37
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>4,172</b>	<b>2,572</b>	<b>1,839</b>	<b>3,118</b>	<b>1.31</b>	<b>1.58</b>	<b>1.58</b>	<b>1.58</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>40,773</b>	<b>25,140</b>	<b>17,976</b>	<b>30,481</b>	<b>27.40</b>	<b>18.82</b>	<b>14.18</b>	<b>15.70</b>
<b>Salem &amp; Hewitt's Secondary Plan Areas:</b>								
Wastewater Services - Collection Systems	2,469	1,522	1,089	1,646	1.28	0.79	0.79	0.79
Water Services - Distribution Systems	2,471	1,524	1,089	1,647	1.29	0.80	0.80	0.80
<b>Total Area Specific Services - Salem &amp; Hewitt's</b>	<b>4,940</b>	<b>3,046</b>	<b>2,178</b>	<b>3,293</b>	<b>2.57</b>	<b>1.59</b>	<b>1.59</b>	<b>1.59</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan</b>	<b>41,541</b>	<b>25,614</b>	<b>18,315</b>	<b>31,056</b>	<b>28.66</b>	<b>18.83</b>	<b>14.19</b>	<b>16.71</b>

**By-law Number 2014-108  
SCHEDULE B-3**

**RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES EFFECTIVE FEBRUARY  
25, 2015 TO MAY 24, 2015**

SCHEDULE "B-3"  
BY-LAW NO. 2014 - \_\_\_\_\_  
SCHEDULE OF DEVELOPMENT CHARGES  
FEBRUARY 25, 2015 TO MAY 24, 2015

Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Retail (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Industrial and Non-Office (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Industrial (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Office (per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services:</b>								
Roads	16,185	9,980	7,136	12,100	15.81	10.45	8.80	9.81
Roads Related	534	329	235	399	0.52	0.34	0.00	0.00
Protection	626	386	276	468	0.42	0.28	0.00	0.00
Transit	514	317	227	384	0.33	0.21	0.00	0.00
Parking	221	136	97	165	0.14	0.09	0.00	0.00
Parks and Recreation	5,277	3,254	2,327	3,945	0.45	0.29	0.00	0.00
Library Services	479	295	211	358	0.04	0.03	0.00	0.00
Administration	366	226	161	274	0.24	0.16	0.00	0.00
Paramedics	69	43	30	52	0.04	0.03	0.00	0.00
Social Housing	187	115	82	140	0.00	0.00	0.00	0.00
Wastewater Services - Facilities	1,288	794	568	963	0.86	0.56	0.56	0.56
Wastewater Services - Facilities Related Debt	3,780	2,331	1,667	2,826	2.52	1.67	1.67	1.67
Water Services - Facilities	573	353	253	428	0.38	0.25	0.25	0.25
Water Services - Facilities Related Debt	8,502	4,009	2,887	4,861	4.34	2.87	2.87	2.87
<b>Total Municipal Wide Services</b>	<b>36,601</b>	<b>22,568</b>	<b>16,137</b>	<b>27,363</b>	<b>26.09</b>	<b>17.24</b>	<b>14.15</b>	<b>15.16</b>
<b>Area Specific Services</b>								
<b>Former City Municipal Boundary Areas:</b>								
Stormwater Drainage and Control Services	3,510	2,164	1,548	2,624	1.00	1.20	1.20	1.20
Wastewater Services - Collection Systems	10	6	4	7	0.00	0.01	0.01	0.01
Water Services - Distribution Systems	652	402	287	487	0.31	0.37	0.37	0.37
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>4,172</b>	<b>2,572</b>	<b>1,839</b>	<b>3,118</b>	<b>1.31</b>	<b>1.58</b>	<b>1.58</b>	<b>1.58</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>40,773</b>	<b>25,140</b>	<b>17,976</b>	<b>30,481</b>	<b>27.40</b>	<b>18.82</b>	<b>15.73</b>	<b>16.74</b>
<b>Salem &amp; Hewitt's Secondary Plan Areas:</b>								
Wastewater Services - Collection Systems	2,469	1,522	1,089	1,846	1.28	0.79	0.79	0.79
Water Services - Distribution Systems	2,471	1,524	1,089	1,847	1.29	0.80	0.80	0.80
<b>Total Area Specific Services - Salem &amp; Hewitt's</b>	<b>4,940</b>	<b>3,046</b>	<b>2,178</b>	<b>3,693</b>	<b>2.57</b>	<b>1.59</b>	<b>1.59</b>	<b>1.59</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan</b>	<b>41,541</b>	<b>25,614</b>	<b>18,315</b>	<b>31,056</b>	<b>28.66</b>	<b>18.83</b>	<b>15.74</b>	<b>16.75</b>

**By-law Number 2014-108  
SCHEDULE B-4**

**RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES EFFECTIVE  
MAY 25, 2015 TO AUGUST 24, 2015**

SCHEDULE "B-4"  
BY-LAW NO. 2014 - \_\_\_\_  
SCHEDULE OF DEVELOPMENT CHARGES  
MAY 25, 2015 TO AUGUST 24, 2015

Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Retail (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Industrial and Non-Office (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Industrial (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Office (per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services:</b>								
Roads	16,185	9,980	7,136	12,100	15.81	10.45	10.34	10.45
Roads Related	534	329	235	399	0.52	0.34	0.00	0.09
Protection	626	388	278	468	0.42	0.28	0.00	0.08
Transit	514	317	227	384	0.33	0.21	0.00	0.06
Parking	221	136	97	165	0.14	0.09	0.00	0.03
Parks and Recreation	5,277	3,254	2,327	3,945	0.45	0.29	0.00	0.08
Library Services	479	295	211	358	0.04	0.03	0.00	0.01
Administration	366	226	161	274	0.24	0.16	0.00	0.04
Paramedics	69	43	30	52	0.04	0.03	0.00	0.01
Social Housing	187	115	82	140	0.00	0.00	0.00	0.00
Wastewater Services - Facilities	1,288	794	568	963	0.66	0.56	0.56	0.56
Wastewater Services - Facilities Related Debt	3,780	2,331	1,667	2,826	2.52	1.67	1.67	1.67
Water Services - Facilities	573	353	253	428	0.38	0.25	0.25	0.25
Water Services - Facilities Related Debt	6,502	4,009	2,867	4,881	4.34	2.87	2.87	2.87
<b>Total Municipal Wide Services</b>	<b>36,601</b>	<b>22,568</b>	<b>16,137</b>	<b>27,363</b>	<b>26.09</b>	<b>17.24</b>	<b>16.89</b>	<b>16.20</b>
<b>Area Specific Services</b>								
<b>Former City Municipal Boundary Areas:</b>								
Stormwater Drainage and Control Services	3,510	2,164	1,548	2,624	1.00	1.20	1.20	1.20
Wastewater Services - Collection Systems	10	6	4	7	0.00	0.01	0.01	0.01
Water Services - Distribution Systems	652	402	287	487	0.31	0.37	0.37	0.37
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>4,172</b>	<b>2,572</b>	<b>1,839</b>	<b>3,118</b>	<b>1.31</b>	<b>1.58</b>	<b>1.58</b>	<b>1.58</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>40,773</b>	<b>25,140</b>	<b>17,976</b>	<b>30,481</b>	<b>27.40</b>	<b>18.82</b>	<b>17.27</b>	<b>17.78</b>
<b>Salem &amp; Hewitt's Secondary Plan Areas:</b>								
Wastewater Services - Collection Systems	2,469	1,522	1,089	1,846	1.28	0.79	0.79	0.79
Water Services - Distribution Systems	2,471	1,524	1,089	1,847	1.29	0.80	0.80	0.80
<b>Total Area Specific Services - Salem &amp; Hewitt's</b>	<b>4,940</b>	<b>3,046</b>	<b>2,178</b>	<b>3,693</b>	<b>2.57</b>	<b>1.59</b>	<b>1.59</b>	<b>1.59</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan</b>	<b>41,541</b>	<b>25,614</b>	<b>18,315</b>	<b>31,056</b>	<b>28.66</b>	<b>18.83</b>	<b>17.28</b>	<b>17.79</b>

**By-law Number 2014-108  
SCHEDULE B-5**

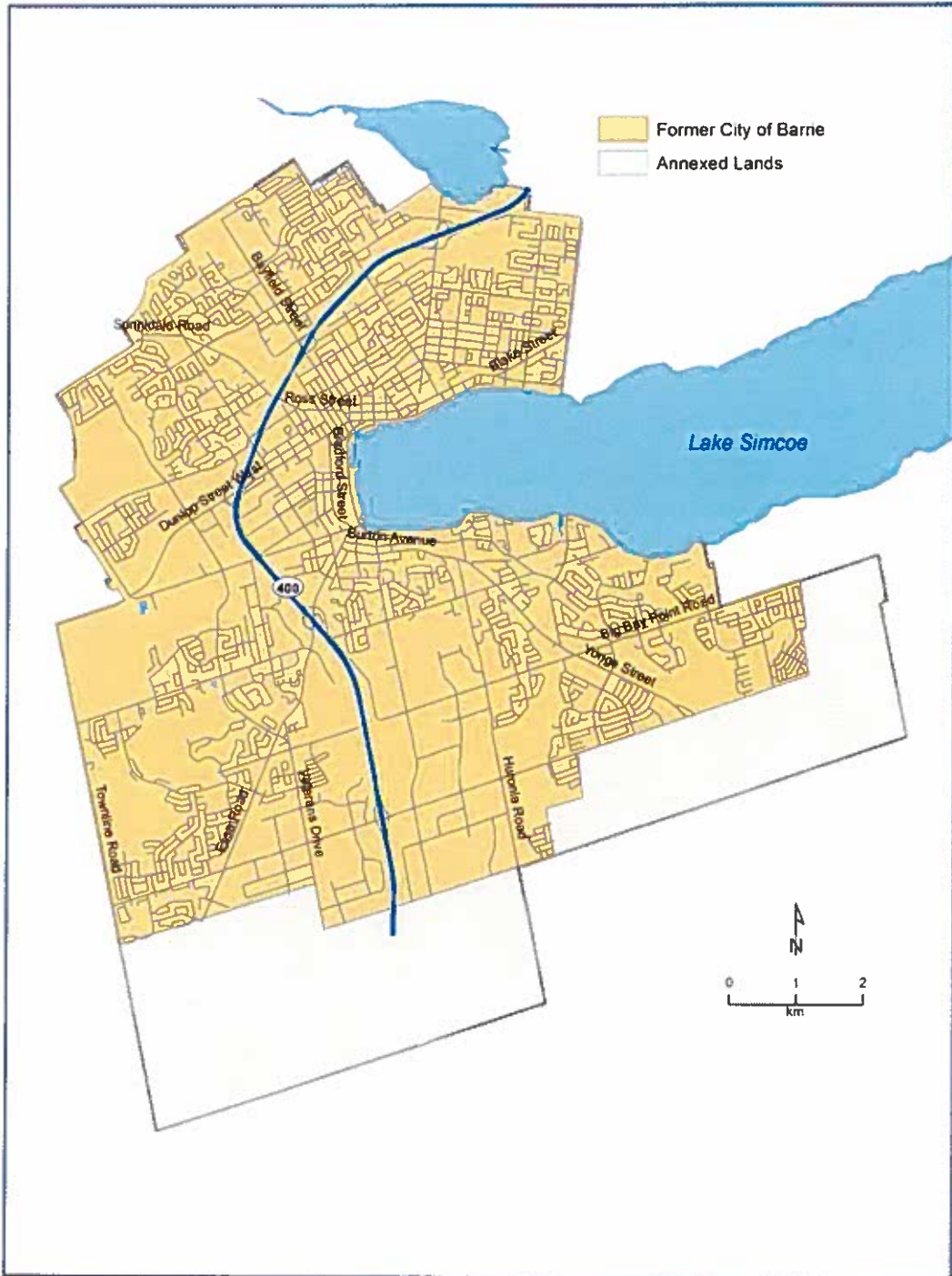
**RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES EFFECTIVE  
AUGUST 25, 2015**

SCHEDULE "B-5"  
BY-LAW NO. 2014 - \_\_\_\_\_  
SCHEDULE OF DEVELOPMENT CHARGES  
AUGUST 25, 2015

Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Retail (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Industrial and Non-Office (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Industrial (per ft <sup>2</sup> of Gross Floor Area)	Non-Retail Office (per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services:</b>								
Roads	16,185	9,980	7,136	12,100	15.81	10.45	10.45	10.45
Roads Related	534	329	235	399	0.52	0.34	0.34	0.34
Protection	626	386	276	468	0.42	0.28	0.28	0.28
Transit	514	317	227	384	0.33	0.21	0.21	0.21
Parking	221	136	97	165	0.14	0.09	0.09	0.09
Parks and Recreation	5,277	3,254	2,327	3,945	0.45	0.29	0.29	0.29
Library Services	479	295	211	358	0.04	0.03	0.03	0.03
Administration	366	226	161	274	0.24	0.16	0.16	0.16
Paramedics	69	43	30	52	0.04	0.03	0.03	0.03
Social Housing	187	115	82	140	0.00	0.00	0.00	0.00
Wastewater Services - Facilities	1,288	794	568	963	0.86	0.56	0.56	0.56
Wastewater Services - Facilities Related Debt	3,780	2,331	1,667	2,826	2.52	1.67	1.67	1.67
Water Services - Facilities	573	353	253	428	0.38	0.25	0.25	0.25
Water Services - Facilities Related Debt	6,502	4,009	2,867	4,861	4.34	2.87	2.87	2.87
<b>Total Municipal Wide Services</b>	<b>36,601</b>	<b>22,568</b>	<b>16,137</b>	<b>27,363</b>	<b>26.09</b>	<b>17.24</b>	<b>17.24</b>	<b>17.24</b>
<b>Area Specific Services</b>								
<b>Former City Municipal Boundary Areas:</b>								
Stormwater Drainage and Control Services	3,510	2,164	1,548	2,624	1.00	1.20	1.20	1.20
Wastewater Services - Collection Systems	10	6	4	7	0.00	0.01	0.01	0.01
Water Services - Distribution Systems	652	402	287	487	0.31	0.37	0.37	0.37
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>4,172</b>	<b>2,572</b>	<b>1,839</b>	<b>3,118</b>	<b>1.31</b>	<b>1.58</b>	<b>1.58</b>	<b>1.58</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>40,773</b>	<b>25,140</b>	<b>17,976</b>	<b>30,481</b>	<b>27.40</b>	<b>18.82</b>	<b>18.82</b>	<b>18.82</b>
<b>Salem &amp; Hewitt's Secondary Plan Areas:</b>								
Wastewater Services - Collection Systems	2,469	1,522	1,089	1,846	1.28	0.79	0.79	0.79
Water Services - Distribution Systems	2,471	1,524	1,089	1,847	1.29	0.80	0.80	0.80
<b>Total Area Specific Services - Salem &amp; Hewitt's</b>	<b>4,940</b>	<b>3,046</b>	<b>2,178</b>	<b>3,693</b>	<b>2.57</b>	<b>1.59</b>	<b>1.59</b>	<b>1.59</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan</b>	<b>41,541</b>	<b>25,814</b>	<b>18,315</b>	<b>31,056</b>	<b>28.66</b>	<b>18.83</b>	<b>18.83</b>	<b>18.83</b>

By-law Number 2014-108  
SCHEDULE C

FORMER CITY MUNICIPAL BOUNDARY AREAS

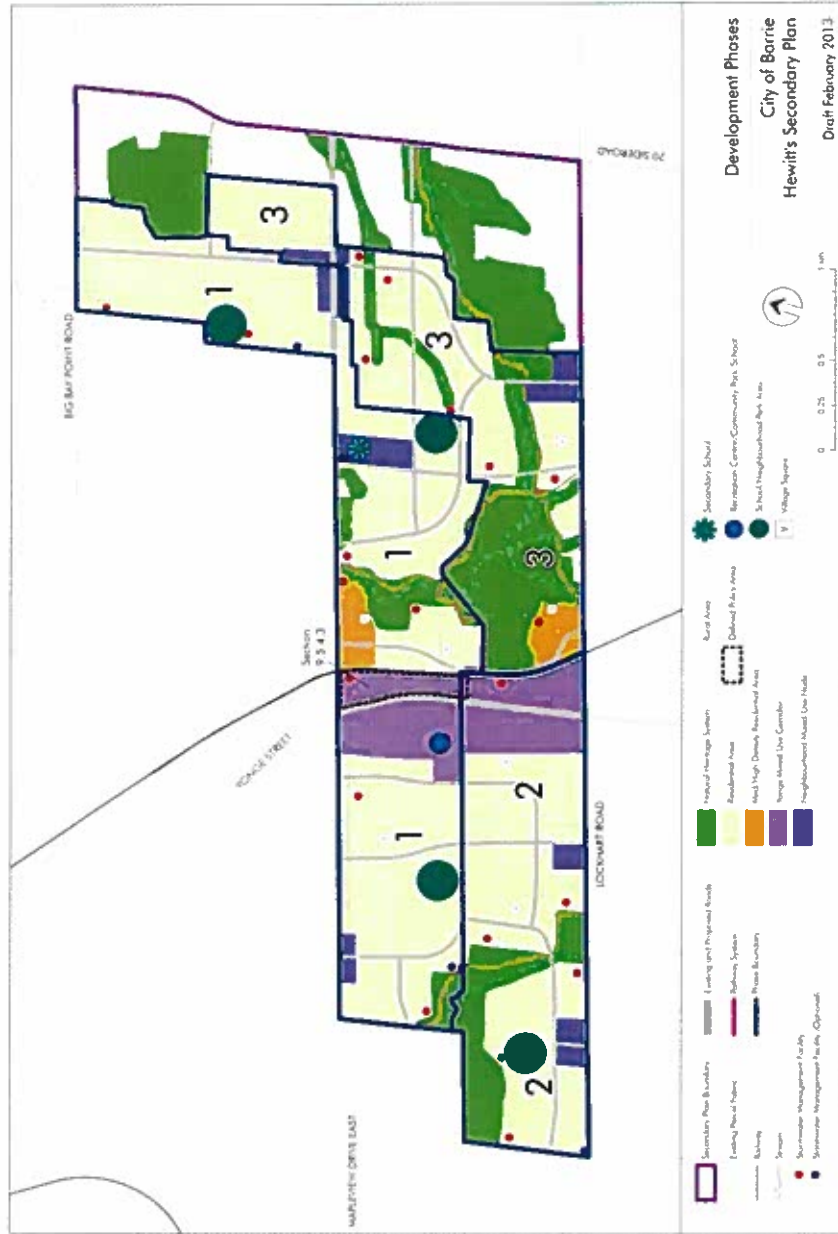






By-law Number 2014-108  
SCHEDULE E

HEWITT'S SECONDARY PLAN AREA



**By-law Number 2014-108  
SCHEDULE F**

**RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES FOR DEVELOPMENTS  
WITH COMPLETE APPLICATIONS FOR SITE PLAN APPROVAL AND/OR DRAFT PLAN OF  
SUBDIVISION ON OR BEFORE AUGUST 1, 2014 WHERE BUILDING PERMIT ISSUANCE IS TO  
TAKE PLACE ON OR BEFORE DECEMBER 1, 2014**

SCHEDULE "F"  
BY-LAW NO. 2014 - \_\_\_\_\_  
SCHEDULE OF DEVELOPMENT CHARGES

Service	Residential <sup>1</sup>				Non-Residential <sup>1</sup>	
	Single & Semi Detached	Other Multiples	Apartments - 2 Bedrooms+	Apartments Bachelor and 1 Bedroom	Retail (per ft <sup>2</sup> of Gross Floor Area)	All other Non-Residential (per ft <sup>2</sup> of Gross Floor Area)
Roads	11,990	8,964	6,934	5,095	6.05	3.03
Roads Related	564	422	326	240	0.28	0.14
Protection	741	553	428	315	0.43	0.43
Transit	361	270	209	153	0.09	0.09
Parking	-	-	-	-	-	-
Parks and Recreation	4,345	3,249	2,513	1,847	0.16	0.16
Library Services	424	317	246	180	0.01	0.01
Administration	159	119	92	68	0.09	0.09
Paramedics	95	71	55	41	0.02	0.02
Wastewater - Facilities	3,444	2,574	1,991	1,463	2.65	2.65
Wastewater - Sewers	186	139	108	79	0.14	0.14
Wastewater - Financing Cost	710	531	410	302	0.55	0.55
Water - Facilities	4,922	3,679	2,846	2,092	3.68	3.68
Water - Distribution systems	769	575	445	327	0.57	0.57
Water - Financing Cost	781	584	452	332	0.58	0.58
Stormwater Management	1,295	969	749	550	1.50	1.50
<b>Total</b>	<b>30,788</b>	<b>23,016</b>	<b>17,803</b>	<b>13,084</b>	<b>16.81</b>	<b>13.64</b>

<sup>1</sup> The following designated categories of uses are subject to discounted development charges as noted below:

100% discount for non-residential development in the City Centre Planning Area (CCPA)

50% discount for residential development in the CCPA

Reduced rate of \$11.11 per ft<sup>2</sup> of Gross Floor Area for Industrial development

50% discount for development of lands owned by a non-profit institution for their own use