

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 4-2023

Being a By-law to establish development charges for the Town of Kingsville

WHEREAS the Corporation of the Town of Kingsville will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of capital works by the Town of Kingsville;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Town of Kingsville or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS the *Development Charges Act, 1997* (the "Act") provides that the Council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS Council has before it a report entitled "Town of Kingsville Development Charge Background Study" prepared by Watson and Associates Economists Ltd. dated November 23, 2022, as amended December 22, 2022;

AND WHEREAS the Council of The Corporation of the Town of Kingsville has given notice of and held a public meeting on the 9th day of January 2023 in accordance with the Act and the regulations thereto;

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

1. INTERPRETATION

1.1 In this By-law the following items shall have the corresponding meanings:

"Act" means the *Development Charges Act*, as amended, or any successor thereof;

"accessory" means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

"Affordable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

"ancillary" will have the same definition as "accessory";

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

“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

“bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“board of education” has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

“boarding, lodging and rooming house (BLRHS)” means dwelling units where bedrooms are rented or provided to individuals, rather than the entire unit. Residents of BLRHS share bathroom and/or kitchen facilities, and occupants may be unrelated. BLRHS are rented or provided to tenants for twenty-eight (28) days or more.

“bona fide farm uses” means the cultivation of land, the production of crops and the selling of such product on the premises, and the breeding and care of livestock and the selling of such livestock or the product of such livestock raised on the premises, and without limiting the generality of the foregoing includes aviaries, apiaries, fish farming, animal husbandry, and the raising and harvesting of field, bush, or tree crops, market gardening, and nurseries. However, “bona fide farm” does not include facilities for the permanent or temporary housing of persons employed on the lot, a residential use, greenhouses, or ancillary to greenhouse operations;

“bona fide farm building” means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use, greenhouses, and buildings ancillary to greenhouse operations;

“Building Code Act” means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;

“capital cost” means costs incurred or proposed to be incurred by the Town or a local board thereof directly or by others on behalf of and as authorized by the Town 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, construct or improve facilities, including:

- (i) furniture and equipment other than computer equipment; and
- (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
- (iii) rolling stock with an estimated useful life of seven years or more; and

(e) interest on borrowing for those expenditures under clauses (a) to (d) above that are growth-related;

“charitable dwelling” means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children’s residence under the Child, Youth and Family Services Act, 2017, S.O. 2017, C. 14, Sched. 1, a psychiatric facility under the Mental Health Act, R.S.O. 1990, c. M.7, long-term care home under the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c. H.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 Act;

“commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial, bona fide farm uses, or boarding, lodging, and rooming houses (BLRHS) but does include hotels, motels, and motor inns;

“Council” means the Council of the Corporation of the Town of Kingsville;

“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 has the effect of increasing the size of usability thereof, and includes redevelopment;

“development charge” means a charge imposed with respect to this By-law;

“dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

“engineering services” means water supply services, sanitary sewer services, storm drainage and treatment services, transportation services and electrical power or energy services;

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

“greenhouse” means a structure that is used for growing plants in regulated temperatures, humidity, and ventilation. A greenhouse can range from a small room carrying a few plants over the winter to an immense heated building called a hothouse or conservatory, covering acres of ground and used for growing fruits, vegetables, or flowers;

“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, or in the case of a mixed-use building or structure with respect to 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; and
 - (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;

“Group home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group

home may contain an office provided that the office is used only for the operation of the group home in which it is located;

"growing area" means the growing area of a greenhouse and does not include the portion of the building or structure which are ancillary to greenhouse operations;

"hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

"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;

"Institutional" 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 *Fixing Long-Term Care Act, 2021*;
- (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;

"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 Town of Kingsville or any part or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the Municipality and are related to a plan of subdivision or within the area to which the plan relates with respect to 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;

“Long term care home” means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;

“mixed use building” means a building that is used and/or designated to be used for both residential and non-residential purposes;

“municipality” means The Corporation of the Town Kingsville;

“net capital cost” shall mean the capital cost, less capital grants, subsidies and other contributions made to the municipality or that the Council anticipates will be made, including conveyances or payments under Sections 42, 51 and 53 of the Planning Act, in respect of the capital cost;

“non-profit housing” means development of a building or structure intended for use as residential premises by,

- (a) a corporation 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*. O. Reg. 454/19, s. 3.;

“Non-profit organization” means:

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

“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;

“other multiple dwellings” means all dwellings other than single detached, semi-detached and apartment unit dwellings;

“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;

“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;

“rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

“regulation” means any regulation made pursuant to the Act;

“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;

“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;

“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 a Bona Fide Farm Use;

“row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“semi-detached dwelling” 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 units are not connected by an interior corridor;

“service” (or “services”) means a service designated in Schedule “A” to this By-law;

“servicing agreement” means an agreement between a landowner and the Town relative to the provision of municipal services to specified land within the Town;

“single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure;

“special care/special need dwellings” mean a residential building or portion thereof;

- (a) containing more than two (2) dwelling units, which units have a common entrance from street level;
- (b) where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings but which do not have their own private sanitary and full culinary facilities;
- (c) that is designed to accommodate individuals with specific needs, including independent permanent living arrangements; and
- (d) where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and
- (e) includes but is not limited to, retirement homes or lodges, long-term care homes, charitable homes, group homes (including correctional group homes) and hospices;

“Town” means the area within the geographic limits of the Town of Kingsville;

“wind turbine” means a part of a system that converts energy into electricity, and consists of a wind turbine, a tower and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediary; and

“Zoning By-Law” means the Zoning By-Law of the Town of Kingsville, or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. DESIGNATION OF SERVICES AND CLASSES

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

- (a) Services Related to a Highway;
- (b) Policing Services
- (c) Parks and Recreation Services;
- (d) Library Services;
- (e) Wastewater Services; and
- (f) Water Services.

2.2 The components of the services and 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 areas described in section 3.2, 3.3, and 3.4; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.6 (a).

Area to Which By-law Applies

3.2 Subject to section 3.3, 3.4, and 3.5, this By-law applies to all lands in the Town of Kingsville whether or not the land or use thereof is exempt from taxation under s.13 of the *Assessment Act*.

3.3 Development charges for wastewater services, shall be imposed on development and redevelopment in all areas where Town wastewater is available.

3.4 Development charges for water services, shall be imposed on development and redevelopment in all areas where Town water is available.

3.5 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 or a local board thereof;
- (b) a board as defined in subsection 1 (1) of the *Education Act*;
- (c) the Corporation of the County of Essex 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

3.6 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (ii) the approval of a minor variance under section 45 of the *Planning Act*;
- (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (v) a consent under section 53 of the *Planning Act*;
- (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
- (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

(b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.6 (a) are required before the lands, buildings or structures can be developed.

(c) Despite subsection 3.6 (b), if two or more of the actions described in subsection 3.6 (a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

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

- (a) the enlargement to an existing residential dwelling unit;
- (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

3.8 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses

- (a) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the

existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.

- (b) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- (c) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

3.9 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in new residential buildings:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit
- (b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units

3.10 Exemption for Industrial Development:

- (a) Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- (b) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the

enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

(i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement; and

(ii) divide the amount determined under subsection (i) by the amount of the enlargement.

(c) For the purpose of this section, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.11 Discounts for Rental Housing (for profit)

The D.C payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

(a) Three or more bedrooms – 25% reduction;

(b) Two bedrooms – 20% reduction; and

(c) All other bedroom quantities – 15% reduction

3.12 Other Exemptions

(a) Place of worship;

(b) Bona fide farm buildings; and

(c) Non-profit rental housing.

3.12.1 Other Exemptions (upon proclamation)

Once proclamation for required amendments to the Act to allow the following exemptions is received by the Lieutenant Governor, the following shall be exempt from development charges:

(a) Affordable residential units; or

(b) Attainable residential units.

Amount of Charges

Residential

3.13 The development charges set out in Schedule B shall be imposed on residential uses of land, 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 unit and calculated with respect to each of the services according to the type of residential use.

3.14 The development charges set out in Schedule B for boarding, lodging and rooming houses shall be imposed subject to section 3.13 on a per capita basis, per building.

Non-Residential

3.15 The development charges described in Schedule B 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 for all uses except wind turbines.

3.15.1 The development charges described in Schedule B to this by-law with respect to Greenhouses shall be applied on the portion of the building or structure that is the growing area only. For all remaining gross floor area in the building or structure, the Industrial, Commercial, & Institutional development charges described in Schedule B will apply.

3.16 Development charges described in Schedule B to this by-law shall be imposed on Wind turbines on a per unit basis.

Mandatory Phase-in

3.17 The amount of the development charges described in Schedule B to this by-law shall be reduced in accordance with section 5(8) of the Act. Therefore the following percentages of the charges provided in Schedule B will be imposed (subject to annual indexing as per section 5 of this by-law):

- (a) Year 1 - 80 per cent;
- (b) Year 2 – 85 per cent;
- (c) Year 3 – 90 per cent;
- (d) Year 4 – 95 per cent;
- (e) Year 5 through 10 – 100 per cent.

Reduction of Development Charges for Redevelopment

3.18 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 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (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 sections 3.13 and 3.14 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 a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 3.15, 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

3.19 Development charges imposed under this By-law are calculated, payable and collected upon issuance of a building permit with respect to each dwelling unit, building or structure.

3.20 Notwithstanding subsections 3.12 through 3.16, development charges for rental housing and institutional developments are due and payable in 6 instalments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest calculated in accordance with section 26.3 of the Act, payable on the anniversary date each year thereafter.

3.21 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 two years of building permit issuance, the development charges under subsections 3.13 through 3.16 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest calculated in accordance with section 26.3 of the Act. Where both planning applications apply development charges under subsections 3.13 through 3.16 shall be calculated on the rates, including interest calculated in accordance with section 26.3 of the Act, set out in Schedules "B" on the date of the later planning application.

3.22 Despite sections 3.19 through 3.21, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under sections 3.13 through 3.22, 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 is imposed 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, commencing on the 1st of January 2023 and each year thereafter, in accordance with the prescribed index in the Act.

6. SCHEDULES

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

Schedule A – Components of Services and Classes Designated in section 2.1

Schedule B – Residential and Non-Residential Development Charges

7. CONFLICTS

7.1 Where the Town 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.

7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.6 (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.

8. SEVERABILITY

8.1 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.

9. DATE BY-LAW IN FORCE

9.1 This By-law shall come into effect at 12:01 AM on January 30, 2023.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire as per Section 9 of the Development Charges Act unless it is repealed by Council at an earlier date.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED this
25th day of January, 2023.**

MAYOR, Dennis Rogers

CLERK, Paula Parker

SCHEDULE “A” TO BY-LAW 4-2023

COMPONENTS OF SERVICES AND CLASSES DESIGNATED IN SECTION 2.1

Development Charge Eligible Services and Classes of Services

Wastewater Services

Water Services

Services Related to a Highway

 Roads, Bridges and Culverts

 Traffic Signals

 Sidewalks

 Streetlights

 Public Works Facilities

 Public Works Fleet

Policing Services

 Police Stations

Fire Protection

 Fire stations

 Fire pumpers, aerials, tankers and rescue vehicles

 Fire Small equipment and gear

Parks and Recreation Services

 Parkland development, Amenities, and Trails

 Recreation Facilities

 Vehicles and Equipment

Library Services

 Public Library Space



SCHEDULE "B" TO BY-LAW 4-2023

SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL		
	Single and Semi Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Boarding, Lodging, and Rooming House (per capita)	Industrial, Commercial & Institutional (per sq.ft.)	Greenhouses (per sq.ft.)	Wind Turbine (per unit)
Town-wide Services/Class of Service:									
Services Related to a Highway	6,036	4,324	4,103	2,888	2,293	2,085	2.777	0.108	6,036
Policing Services	213	153	145	102	81	74	0.098	0.004	213
Parks and Recreation Services	2,341	1,677	1,591	1,120	889	809	0.117	0.004	-
Library Services	412	295	280	197	157	142	0.020	0.001	-
Total Town-wide Services/Class of Services	9,002	6,449	6,119	4,307	3,420	3,109	3.012	0.117	6,249
Urban Services									
Wastewater Services	5,202	3,727	3,536	2,489	1,977	1,797	2.355	0.092	-
Water Services	3,078	2,205	2,092	1,473	1,170	1,063	1.424	0.055	-
Total Urban Services	8,280	5,932	5,628	3,962	3,147	2,860	3.779	0.147	-
GRAND TOTAL RURAL AREA	9,002	6,449	6,119	4,307	3,420	3,109	3.012	0.117	6,249
GRAND TOTAL URBAN AREA	17,282	12,381	11,747	8,269	6,567	5,970	6.791	0.264	6,249