

BY-LAW NUMBER 2024-105

THE CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES

BEING a By-Law to Establish Development Charges.

WHEREAS the Council of the Corporation of the Township of Rideau Lakes (hereinafter referred to as "the Council") anticipates that the Corporation of the Township of Rideau Lakes (hereinafter called "the Municipality") will experience additional development, including redevelopment throughout the Municipality in the next ten years and Council further anticipates that this development will increase the need for 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 the Council of The Corporation of the Township of Rideau Lakes has given notice of and held a public meeting on the 3rd of September, 2024 in accordance with the Act and the regulations thereto;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for, or burden on, municipal services does not place a financial burden on the Municipality or its existing taxpayers;

NOW THEREFORE the Council of The Corporation of the Township of Rideau Lakes hereby enacts as follows:

DEFINITION AND USES:

1. In this By-law, unless a contrary intention appears, a term has the same meaning as that which exists in the Act or any Regulation made pursuant to Section 68 of the Act, both as amended from time to time.
2. In this By-law:
 - a) "Act" means the *Development Charges Act*, as amended, or any successor thereof;

- b) "Additional Residential Units" will have the same meaning as within the Township's Zoning By-law as may be updated from time to time;
- c) "Agricultural Use" means a building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds and as part of or in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, including greenhouses, but excludes:
 - i. a residential use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
 - ii. any building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to:
 - 1. retail sales;
 - 2. commercial services;
 - 3. restaurants;
 - 4. banquet facilities;
 - 5. hospitality and accommodation facilities;
 - 6. gift shops; contractors' shops;
 - 7. services related to grooming, boarding, or breeding of household pets;
 - 8. alcohol and marijuana production facilities;
 - 9. wineries and breweries;
 - 10. craft level production facilities (as defined in the Municipalities Zoning By-law);
 - 11. hunt camps and fishing camps;
 - 12. renewable energy structures; and
 - 13. recreational vehicle storage.
- d) "Apartment Dwelling" means a dwelling unit within a residential building, consisting of four or more dwelling units, which is not a single detached dwelling, a semi-detached dwelling, a row dwelling, a duplex or a triplex.

Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling, and Additional Residential Units;

- e) "Bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;
- f) "Board" means a board of education, public school board, secondary school board, Catholic school board, Protestant school board, or a board as defined in Subsection 1(1) of the *Education Act*, R.S.O. 1990, c.E.2, as amended;
- g) "bona fide farm uses" means the proposed development that 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.
- h) "Building or Structure" means a structure occupying an area greater than ten square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof including an air-supported structure, excluding a farm building;
- i) "Building Code Act" means the *Building Code Act*, S.O. 1992, c.23, as amended, and all Regulations thereto including the Ontario Building Code, 1997, as amended;
- j) "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,
 - i. to acquire land or an interest in land, including a leasehold interest,
 - ii. to improve land,
 - iii. to acquire, lease, construct or improve buildings and structures,
 - iv. to acquire, construct or improve facilities including,
 - 1. furniture and equipment other than computer equipment, and
 - 2. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 19990, Chap. P.44, as amended, or any successor thereof; and

3. rolling stock with an estimated useful life of seven years or more, and
- v. to undertake studies in connection with any matter under the Act and any of the matters in clauses (i) to (iv) above, including the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (i) to (v) above that are growth-related;
- k) "Council" means the Council of the Municipality;
- l) "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 thereof and includes preparation for such building activity and redevelopment;
- m) "Development Charge" means a charge calculated in accordance with the rules set out in the Development Charges Act, 1997 and imposed against development in the Municipality as set out in this By-law;
- n) "Dwelling Unit" means any part of a building or structure used or designated to be used as a domestic establishment in which one or more persons may sleep, prepare and serve meals except in the case of a special needs dwelling designed for communal style occupancy and not included as an institutional use as defined in subsection 2 (t). For special needs housing a Dwelling Unit shall mean a room or suite of rooms designated for residential occupancy by one or more persons with or without exclusive sanitary and/or culinary facilities;
- o) "Duplex Dwelling" means a residential building that is divided horizontally into two dwelling units;
- p) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- q) "Green Energy" means lands, buildings or structures that that are not of an accessory use and that:
 - i. form, support or accommodate a system or utility used, designed or intended to convert wind or solar energy into electricity and feed it into the general power grid, and includes such systems or utilities that are subject to the Green Energy Act or are participating or

intended to participate in the Independent Electricity System Operator's Feed-In Tariff Program, or successor thereof, or similar program; and

- r) "Gross Floor Area" means the total floor area, measure between the outside of 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;
- s) "Industrial building" means a building used for or in connection with,
 - i. manufacturing, producing, processing, storing or distributing something;
 - ii. research or development in connection with manufacturing, producing or processing something;
 - iii. 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, production, or processing takes place; or
 - iv. office or administrative purposes, if they are;
 - 1. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and;
 - 2. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- t) "institutional development" means development of a building or structure intended for use:
 - i. as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - ii. as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act, 2010*.
 - iii. By any institution of the following post-secondary institutions for the objects of the institution:
 - 1. a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;

- 2. a college or university federated or affiliated with a university described in subclause (a); or
- 3. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- iv. As a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- v. As a hospice to provide end of life care;
- u) "Multiple Dwellings" means all dwellings other than single-detached, semi-detached, and apartment unit dwellings.
- v) "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
 - i. 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;
 - ii. 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
 - iii. a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
- w) "Non-Residential Development" means development other than residential development as defined herein, and includes development for commercial, agricultural, industrial, institutional, and Green Energy uses;
- x) "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;
- y) "Park Model Trailer" means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92 or similar standard that is up to a maximum size of 50 square metres;
- z) "Regulation" means any regulation made pursuant to the Act;
- aa) "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;

- bb) "Residential" means designed, adopted or used as a home or residence of one or more individuals who reside or dwell there permanently or seasonally;
- cc) a "Row Dwelling or Townhouse" means a residential building containing not less than three units with each unit separated by a common or party wall or walls with a separate outside entrance to each unit;
- dd) a "Seasonal Dwelling" means a single detached dwelling occupied on a non-permanent basis, the owner(s), occupant(s), having another permanent address, but does not include nursing homes, hotels, motels, tourist homes, bed & breakfast establishments, student residences, barracks, or any other development of an institutional nature and included in the Municipality's Zoning By-law as a non- residential use;
- ee) a "Semi-detached Dwelling" means a residential building that is divided vertically into two or more dwelling units, each dwelling unit having one or two vertical walls, but no other parts attached to another structure;
- ff) a "Single Detached Dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;
- gg) "Stacked Townhouse Dwelling" means a building, other than a Duplex, Row Townhouse, Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- hh) a "Triplex Dwelling" means a residential building that is divided into three dwelling units;
- ii) "Use" means occupation and utilization for a particular purpose, practice or benefit; and
- jj) "Wind Turbine" means a rotary engine that extracts energy from the flow of wind, converts it to mechanical energy by causing a bladed rotor to rotate, and further converts it to electrical energy through an electrical generator; and
- kk) "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.

DEVELOPMENT CHARGE CALCULATION

3. The Development Charge with respect to the use of any land, buildings or structures shall be calculated as follows:
 - a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number of dwelling units;
 - b) in the case of non-residential development or the non-residential portion of a mixed-use development based upon the Gross Floor Area devoted to the use.
 - c) In the case of non-residential Green Energy development, based on the number of kW of solar development or the number of Wind Turbines.

LANDS AFFECTED

4. Pursuant to Section 2 (7) of the Act, this By-law applies to all lands within the geographic limits of the Municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act, R.S.O., 1990*.

DESIGNATED SERVICES

5. Pursuant to Section 7 of the Act, the Municipality hereby designates the services listed in Schedule "A" attached hereto and forming part of this By-law as the services for which the Development Charge is imposed.

DEVELOPMENT CHARGES IMPOSED

6. Subject to Sections 7 and 8 below and Section 6 of the Act, Development Charges as hereinafter provided shall be imposed upon, and shall be applied, calculated and collected in accordance with the provisions of this By-law in connection with the development of all land within the Municipality for residential uses and non-residential uses where,
 - a) the development of the land will increase the need for services, and
 - b) the development requires,
 - i. the passing of a Zoning By-law or of an amendment thereto under section 34 of the *Planning Act, R.S.O., 1990*,
 - ii. the approval of a minor variance under section 45 of the *Planning Act, R.S.O., 1990*,

- iii. a conveyance of land to which a By-law passed under subsection 50 (7) of the *Planning Act*, R.S.O., 1990,
- iv. the approval of a plan of subdivision under section 51 of the *Planning Act*, R.S.O., 1990,
- v. a consent under section 53 of the *Planning Act*, R.S.O., 1990,
- vi. the approval of a description under section 9 of the *Condominium Act*, or
- vii. the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

DEVELOPMENT CHARGES – AMOUNTS

- 7. Residential – The amount of the Residential Development Charge payable with respect to lands which are the subject of any approvals mentioned in Section 6 above shall be calculated in accordance with Schedule "B", subject to any exemption hereinafter provided.
 - a) Park Model Trailers shall be charged at the bachelor and 1 bedroom apartment rate as set out in Schedule "B" of this by-law.
- 8. Non-residential – The amount of the Non-Residential Development Charge payable with respect to lands which are the subject of any approvals mentioned in Section 6 above shall be calculated in accordance with Schedule "B", subject to any exemptions hereinafter provided.
 - a) Coverall buildings that are intended to be used exclusively for winter storage of vehicles and equipment items will be charged at the agricultural rate as set out in Schedule "B" of this by-law.

CREDITS/ANNUAL ADJUSTMENTS

- 9. Credit for previous Development Charge Payments and lot levies: A credit shall be applied to the Development Charge calculated in Sections 7 and 8 above for any previous Development Charge or lot levy payment. The onus shall be upon the owner/applicant to provide proof of earlier payments.
- 10. The Development Charge shall be adjusted annually on January 1st of each year, to reflect the change in third quarter Construction Prices as reported in the Statistics Canada Quarterly Construction Price Statistics publications (catalog no. 62-007).

EXEMPTIONS

11. The Municipality does not have the authority to waive or exempt development charges, except where defined in section 11 to 18 of this by-law or within the Act. Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:
 - a) The enlargement of an existing dwelling unit;
 - b) a second residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling 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 or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling cumulatively contain no more than one residential dwelling unit;
 - c) a third residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling 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 or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;
 - d) one residential dwelling unit in a building or structure ancillary to an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land, if the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains no more than two residential dwelling units and no other building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units; or
 - e) in an existing rental residential building, which contains four or more residential dwelling units, the creation of the greater of one residential dwelling unit or one per cent of the existing residential dwelling units.
12. For the purposes of subsection 11 (d) a residential Dwelling Unit in a Building or structure ancillary to an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling must be an Additional Residential Unit as defined herein

13. If a development includes the enlargement of the gross floor area of an existing non-residential building, the amount of the development charge that is payable is the following:
 - a) if the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero; and
 - b) if the gross floor area is enlarged by more than 50 per cent, development charges are payable on the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
 - c) For the purpose of this section, "existing": means the number, use and size that existed as of September 2, 2014 or the number, use and size that existed after the issuance of a building permit for a new building;
 - d) For greater certainty in applying this Section, the gross floor area of an existing non-residential building is enlarged where there is a bona fide increase in the size of the existing building and the enlarged area is attached to existing non-residential building and is used for or in connection with a non-residential purpose as set out in this By-law. Without limiting the generality of the foregoing, the exemption in this Section shall not apply where the enlarged area is attached to the existing non-residential building by means only of a tunnel, bridge, canopy, corridor or other passageway, or through a shared below grade connection such as a service tunnel, foundation, footing or a parking facility.
14. The following categories of uses are hereby designated as being fully or partially exempt from the payment of development charges:
 - a) Buildings or structures to be used as hospitals as governed by the *Public Hospitals AC, R.S.O., 1990*;
 - b) For the first 500 sq. m. of new non-residential buildings/structures, the charge shall be calculated on the basis of 50% of the rate set out in Schedule "B"; and
 - c) Green Energy developments with a nameplate generating capacity of less than 500kW.
15. A 50% reduction in the calculated Development Charge shall be applied for agricultural uses;

16. The Development Charge payable for Rental Housing developments 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.
17. The Development Charge calculated pursuant to Sections 7, 8, 11, 12, 13, 14, 15, and 16, shall be further reduced by 50% if the development occurs within the designated villages or hamlets of Chaffey's Lock, Chantry, Crosby, Delta, Elgin, Forfar, Harlem, Jones Falls, Lombardy, Morton, Newboro, Newboyne, Phillipsville, Plum Hollow, Portland and Rideau Ferry, as set out in Schedule "C" to this By-law (Township of Rideau Lakes Official Plan schedules A2, A4, and A5).

SPECIAL PROVISIONS

18. Development Charges are hereby imposed upon all lands that are developed for residential, non-residential uses, in accordance with Sections 7 and 8 respectively above insofar as;
 - a) the growth-related net capital costs are attributable development; and
 - b) Where two or more of the actions described in Section 6 (b) are applicable only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law.
 - c) Notwithstanding Subsection (b), if two or more of the actions described in Section 6 (b) occur at difference times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule "A", an additional Development Charge on the additional residential units and/or non-residential gross floor area shall be calculated and collected in accordance with the provision of this By-law.

TIMING AND CALCULATION OF PAYMENT

19. The Development Charge shall be calculated as of, and shall be payable on.
 - a) The date a building permit is issued in relation to a building or structure on land to which the Development Charge applies, less any amount paid pursuant to Section 20 after the enactment of this By-law.

- b) Notwithstanding Subsection 19 (a), development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- c) Notwithstanding Sections 19 (a) and 19 (b), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment application received on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time of building permit issuance, the Development Charges under Section 19 (a) and 19 (b) shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made, including interest. Where both planning applications apply, Development Charges under Section 19 (a) shall be calculated on the rates, set out in Schedule "B" on the date the later planning application was made, including interest.
- d) Interest for the purposes of Subsections 19 (b) and 19 (c) shall be determined as the base rate plus 1 %, where:
 - i. The base rate shall be equal to the average prime rate on:
 - 1. October 15 of the previous year, if the adjustment date is January 1,
 - 2. January 15 of the same year, if the adjustment date is April 1,
 - 3. April 15 of the same year, if the adjustment date is July 1, and
 - 4. July 15 of the same year, if the adjustment date is October 1.
 - ii. The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.

- e) Notwithstanding the Sections 19 (c) and 19 (d), the total charge payable under Section 19 (c), shall not be greater than the charge that would otherwise be payable under Section 19 (a).
20. Notwithstanding Section 19 above, an Owner and the Municipality may enter into an agreement:
- a) providing for the payment of a Development Charge before or otherwise required;
 - b) providing for payment of all or any portion of the Development Charge on dates later than the issuing of a building; or
 - c) whereby an owner provides services in lieu of the payment of all or any portion of a Development Charge.

DEMOLITION CREDIT

21. Where there is a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof, the Development Charges payable by the new or proposed development shall be credited by the amount to which the previous use of the building or structure was subject to Development Charges at the time this By-law was passed
- a) With respect to a residential building or structure or the residential portion of a mixed-use building or structure that has been demolished or converted, the credit shall be calculated by multiplying the number of dwelling units demolished or converted within five years of the date of building permit application by the Development Charge for the relevant demolished units in accordance with Schedule "B" of this By-law.
 - b) With respect to a non-residential building or structure or the non-residential portion of a mixed-use building or structure that has been demolished or converted, the credit shall be calculated by multiplying the Gross Floor Area of that portion of the building demolished or converted within five years of the date of building permit application by the Development Charge for the relevant demolished units in accordance with Schedule "B" of this By-law. No credit shall be given with respect to the redevelopment, conversion, demolition, or change of use of an existing park model trailer that was created after October 7, 2019 and for which development charges were not paid.

- c) The credit with respect to a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof shall not exceed the amount of the Development Charges payable with respect to new or proposed development.
- d) No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from Development Charges in accordance with this By-law.

PAYMENT BY MONEY OR THE PROVISION OF SERVICES:

- 22. Payment of Development Charges to the Municipality shall be by;
 - a) cash or as permitted by the normal standards of the Development Services Department
- 23. In the alternative to payment by the means provided in Subsection 22 (a), the Municipality may, by an agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the Development Charge otherwise payable.

BUILDING PERMIT ISSUANCE:

- 24. Where Development Charges apply to land in relation to which a building permit is required, unless an agreement is entered into pursuant to Section 23 above, the building permit shall not be issued until the Development Charge has been paid in full.

DEVELOPMENT CHARGE RESERVE FUNDS:

- 25. All payments received by the Municipality pursuant to this By-law, including income on investments of the reserve funds, shall be apportioned among the reserve funds in accordance with Schedule "B" and paid into the respective reserves.

WITHDRAWAL FROM RESERVE FUNDS:

- 26. That no monies be withdrawn from the said Reserve Funds except:
 - a) refunds, including interest, if applicable, as hereinafter set out, and
 - b) to meet growth related net capital costs for which the Development Charge was imposed, as set out in the Municipality's Development

Charges Background Study, subject to any modifications to project definition, budget priority and phasing, as may occur as part of the Municipality's annual Capital Budget process, or amendments to this By-law. Council may withdraw funds from the Municipal Services Reserve Fund based on project definition, budget priority and phasing as aforesaid.

ANNUAL STATEMENTS RE RESERVE FUNDS

27. That the Treasurer provides an Annual Statement to Council on or before May 31st of each year for the preceding calendar year for each Development Charge reserve fund.

REFUNDS:

28. Notwithstanding the foregoing, if a Development Charge is paid at the time a building permit is issued and no building proceeds pursuant to the said permit and the building permit has expired, the registered owner may apply to the Treasurer of the Municipality for a refund of the Development Charge paid at the time the building permit was issued within one year of payment to the Municipality provided the building permit is surrendered with the said refund application, if not already surrendered.

Where this By-law or any Development Charge prescribed under this By-law is amended or repealed by order of the Ontario Land Tribunal, the Treasurer shall forthwith calculate and refund the amount of any overpayment as a result of such amendment or repeal.

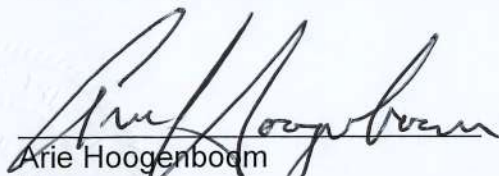
Upon issuing a refund, the Municipality will retain an administrative fee of \$150.00 per building application.

29. Refunds that are required to be paid under Section 25 shall be paid with interest to be calculated from the date on which the overpayment was collected to the date on which the refund is paid. The interest rate shall be the Bank of Canada rate on the day the by-law comes into force, updated on the first business day of every January, April, July and October.

FULL FORCE AND EFFECT

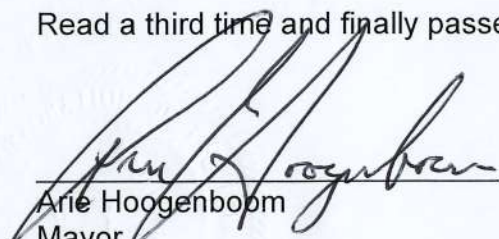
30. This By-law, known as the "Development Charges By-law, 2024", shall come into force and effect on October 7, 2024.
31. This By-law shall continue in force and effect until ten years from the date of adoption by Council, unless it is repealed at an earlier date.

That this By-Law be read a first and second time this 7th day of October, 2024.


Arie Hoogenboom
Mayor


Mary Ellen Truelove
Clerk

Read a third time and finally passed this 7th day of October, 2024.


Arie Hoogenboom
Mayor


Mary Ellen Truelove
Clerk

Schedule "A" to By-law 2024-105**Designated Service Categories for which Development Charges are imposed**

1. Roads and Related
2. Fire Services
3. Waste Diversion Services
4. Parks and Recreation Services
5. Library Services
6. Growth-related Studies

Schedule 'B' to By-law 2024-105

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	Industrial, Commercial, Institutional (per sq.ft. of Gross Floor Area)	Agricultural (per sq.ft. of Gross Floor Area)	Green Energy (Solar) per 500kW	Green Energy (Wind) per Turbine
Municipal Wide Services/Class of Service:								
Fire Protection Services	754	589	518	389	0.45	0.10	754	754
Services Related to a Highway	1,534	1,199	1,055	792	0.91	0.21	1,534	1,534
Parks and Recreation Services	3,207	2,506	2,205	1,656	0.62	0.14		
Library Services	1,254	980	862	647	0.24	0.06		
Waste Diversion Services	41	32	28	21	0.02	0.01	41	41
Growth-Related Studies	194	152	133	100	0.06	0.01	194	194
Total Municipal Wide Services/Class of Services	6,984	5,458	4,801	3,605	2.30	0.54	2,523	2,523

[illegible]

