

My name is Beverly Evans [REDACTED]
[REDACTED].

Please consider this email my formal complaint about the development charges that was included in my Municipal permit for construction on a lot that my husband and I purchased. We purchased a serviced lot at 432 Agnes Street in Wallaceburg with the intent of building a small house suitable for a disabled, homeless senior relative of ours. Because of the fact that our relative only receives CPP and OAS from the Government, it was imperative that we look for options to keep the costs as low as possible. Buying a house in this inflated market was not an option and he certainly doesn't have enough monthly income to afford renting. Even with low income there is a long waiting list. This relative has been living with my husband and me for over 2.5 years and it is long overdue for him to have a place to live other than with us. The best option we felt was for us to purchase a lot and build a small house for him. The house we are building is a modest 24' x 36' (864 sq ft). It is a one storey and will be assessable for his disabilities.

In November, I received an email from Frank Brecevic that my permit was ready, however, the outstanding fees which totalled \$7,726.48 had to be paid before I received the permits. I then contacted Paolo Magliaro at the Municipality to question the "development" charges that totaled \$5,207.00 for water and sewer. Mr. Magliaro explained that these charges were added by the PUC and that I would have to contact them. I was told that the fee would have been waived had the house that was previously on the lot been torn down 5 years ago but since that house was torn down 10 years ago, I was out of luck. I would think the Municipality would be happy that they will be getting more taxes from a lot that has sat vacant for over 10 years, and not penalize us with these development charges.

I then contacted Carmen McGregor who advised me to contact Tim Sunderland for an explanation.

Mr. Sunderland told me that it was out of his hands as it was a by-law that was passed some 5 years ago. I advised him that I wanted to appeal the decision. Mr. Sunderland was able to put the development fees on “hold” so that I could pay for the permit to allow us to move forward with the construction. He also advised me of the complaint process and who I should forward it to.

I believe the development charges were unfairly applied to our lot for the following reasons:

- The lot is not in a newly developed area. It is located on an older, well established street in Wallaceburg that requires no infrastructure development.
- Our priority is to keep the costs down to make it affordable for our relative to be able to live. Because of this fact, we asked our Real Estate agent as well as our lawyer to absolutely ensure the lot was serviced prior to us purchasing it and to ensure there were no financial underlining issues. We would not have bought the lot had we known that an additional \$5,207.00 was going to be added by the Municipality. We felt we paid too much for the lot at \$48,000.00 as it was for the area of town it is in, but there was certainly not much else available. We made adjustments to the size of house we could afford to build because of the cost of the lot. We certainly could not afford the extra \$5,207.00 for unreasonable “development” charges.
- There is absolutely no new development going on in the area of our lot. Every house on the street is older.
- No information was given on what this “development” fee is for. I see the logic behind development charges in a newly developed area where all infrastructure has to be established, but that simply isn’t the case in our situation.
- I feel when the by-law was established that somehow our unique situation fell through the cracks and was simply not included in the planning process of the by-law.

I am hoping that special consideration can be given to our situation. I don't believe the fee is fair in our case as I don't see what we are benefiting or getting from paying these development fees. I doubt we are getting all new piping or waterlines down the street to our new home. Also, I was advised that the size of the house does not matter with respect to how these development charges are established. Even permit fees are based on the square footage of the new structure but the Municipality wants us to pay the same amount for a 864 sq ft house that someone would pay if they could afford to build a 3000 sq ft house. This is not very consistent, or fair.

I have no problem attending a meeting if more information is needed prior to you making a decision. This extra \$5,207.00 for development fees, should we have to pay will most definitely impact the completion of the house. We are on such a tight budget that it will make the difference of our relative having flooring etc. As it stands, we are planning on purchasing kitchen cabinets, vanities, inside doors and anything we can find used or at the Re-Stores as buying everything new is not going to be an option. I am trying to determine if we qualify for any grants for financial help to complete the inside such as for insulation, heating or cooling etc. \$5,207.00 may not seem like a large sum to the Municipality, but it is huge when we have such a modest, limited budget to complete the house for our relative.

Any consideration you can give to waiving these "development" charges would be greatly appreciated.

Beverly Evans

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Municipality Of Chatham-Kent

Public Utilities Commission

Information Report

To: Mayor and Members of Council

From: Tim Sunderland
General Manager
Chatham-Kent Public Utilities Commission

Date: February 22, 2021

Subject: Development Charges By-law Appeal – 432 Agnes Street,
Wallaceburg

This report is for the information of Council.

Background

Mr. and Mrs. Evans applied for a building permit to construct a house on the vacant lot at 432 Agnes Street in Wallaceburg for their senior relative. As part of the fees for the building permit, the current water development charges of \$2,880.00 and wastewater development charges of \$2,327.00 were included in the total fees payable.

This property has both water and sanitary services to the property line. The property had a previous residential dwelling on it that had been demolished in 2010. In accordance with Section 3.13 of the Municipality of Chatham-Kent Development Charges By-law, development charges are only exempt or reduced for redevelopments if the time span between the date of the demolition permit and the new building permit is 60 months (5 years) or less. In this case, it has been ten (10) years since the previous home was demolished, so the development charges were applied for both water and wastewater.

Mr. and Mrs. Evans notified Chatham-Kent Public Utilities Commission (CK PUC) administration that they had not factored these fees into the overall costs for the construction of this home. As well, they experienced higher than anticipated costs for lumber. Therefore, they are appealing paying these development charges.

Comments

The information below describes the reasons a person can appeal imposed development charges, the process for the appeal and the next steps following Council's decision.

The Development Charges Act provides a process for a person who is subject to a development charge to raise a complaint with Council for the following reasons:

- (a) the amount of the development charge was incorrectly determined;
- (b) whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined; or
- (c) there was an error in the application of the development charge by-law,

The complaint must include the person's name and address, and outline the reasons for the complaint. This information to be submitted to Council. Council is then required to hold a hearing regarding the complaint, and allow the complainant to make representations. A complainant should be given the opportunity to put forward any reasonable evidence that they feel supports their complaint.

After hearing the evidence and submissions of the complainant, Council will have an opportunity to ask the complainant questions, receive information from administration, and ask questions of administration. Council will then debate the matter and must pass a motion. If Council is of the opinion that there has been an incorrect determination under the bylaw or that there was an error in application of the bylaw, it may pass a motion to rectify those issues. If Council is of the opinion that there has been no incorrect determination or error in application of the bylaw, Council may dismiss the complaint.

Following Council's decision, the complainant will receive a written decision from the Clerk's office, following which the complainant may appeal the decision to the Local Planning Appeals Tribunal.

Consultations

CK Legal Department
CK Building Department

Financial Implications

If Council grants the appeal, CK PUC will not receive \$5,207.00 in development charges.

Prepared by:

Reviewed by:

Sarah Minard, P.Eng.
Engineering Technologist
Chatham-Kent PUC

Rob Bernardi, P. Eng.
Director of Engineering & Compliance
Chatham-Kent PUC

Reviewed by:

Tim Sunderland
General Manager
Chatham-Kent PUC

Attachment: Development Charge By-law 18-2019

By-Law Number 18-2019

The Corporation of the Municipality of Chatham-Kent

A By-law for the Imposition of Development Charges

Whereas the Corporation of the Municipality of Chatham-Kent will experience growth through development and re-development;

And Whereas development and re-development requires the provision of physical and social services by the Municipality of Chatham-Kent;

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 Municipality of Chatham-Kent 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 the Council of The Corporation of the Municipality of Chatham- Kent has given notice of and held a public meeting on the 11th day of February, 2019 in accordance with the Act and the regulations thereto;

Now Therefore the Council of The Corporation of the Municipality of Chatham-Kent 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 use” means where used to describe a use, building or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principle use, building or structure;

“apartment unit” means any residential dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;

“bedroom” means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;

“benefiting area” means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

“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;

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

“Bunk house” means a building accessory to a permitted agricultural use containing kitchen and bathroom facilities and sleeping accommodation in individual or combination rooms for workers directly employed by the permitted use;

“Cannabis/Marijuana facilities” means a building used, designed or intended for growth, producing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the *Marihuana for Medical Purposes Regulations*, SOR/2013-119, under the *Controlled Drugs and Substances Act*, S.C. 1996, c.19;

“capital cost” means costs incurred or proposed to be incurred by the Municipality or a local board thereof directly or by others on behalf of and as authorized by the Municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, 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) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) 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 (a) to (e) above that are growth-related;

“commercial” means any non-residential development not defined under “institutional” or “industrial”;

“Council” means the Council of the Municipality;

“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;

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

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

“grade” means the average level of finished ground adjoining a building or structure at all exterior walls;

“greenhouse” means a structure that is used for commercially growing plants in regulated temperatures, humidity and ventilation. A greenhouse is an immense heated building, also referred to as 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;

“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. The portion of a Cannabis/Marijuana facility not used for growing of the product will also be included in this category;

“Institutional” means land, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship and special care facilities;

“local board” means a local board as defined in the *Development Charges Act*;

“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. 19990, Chap. P.13, as amended, or any successor thereof;

“mobile home” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;

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

“Municipality” means the Corporation of the Municipality of Chatham-Kent;

“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 and includes all commercial, industrial and institutional uses;

“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;

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

“residential use” means land or buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;

“retirement/nursing home dwelling” means a building containing two or more dwelling units which have a common entrance from street level, where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings, which may or may not have exclusive sanitary and/or culinary facilities, that is designed to accommodate persons with specific needs, including independent permanent living arrangements, where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels, and includes retirement homes and lodges, nursing homes, charitable homes, group homes (including correctional group homes) and hospices;

“Secondary dwelling unit” means a dwelling unit, whether contained within a proposed single detached dwelling or semi-detached dwelling, or ancillary to a single detached dwelling or a semi-detached dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, which comprises an area less than the gross floor area of the primary dwelling unit and is not capable of being legally conveyed as a separate parcel of land from the primary 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 Municipality relative to the provision of municipal services to specified land within the Municipality;

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

“Trailer” means any vehicle constructed to be attached and propelled by a motor vehicle and that is capable of being used by persons for living, sleeping or eating, even if the vehicle is jacked-up or its running gear is removed. Trailers include tent trailers or similar transportable

accommodation, except a mobile home or park model trailer;

2. Designation of Services

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

(a) Water

- Treatment
- Supply
- Storage
- Distribution Mains

(b) Wastewater

- Treatment
- Collection Mains.

2.2 The components of the services designated in section 2.1 are described in Schedule A.

3. Application of By-law Rules

3.1 Development charges shall be payable in the amounts set out in this By-law where:

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

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

3.3 Notwithstanding clause 3.2 above, this By-law shall not apply to lands that are owned by and used for the purposes of:

(a) a board as defined in section 1(1) of the *Education Act*,

(b) the Municipality of Chatham-Kent or a local board thereof.

Approvals for Development

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

- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*,
- (ii) the approval of a minor variance under section 45 of the

Planning Act;

- (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) one or two additional dwelling units in an existing single detached dwelling; or
 - (c) one additional dwelling unit in any other existing residential building.
- 3.6 Notwithstanding subsection 3.5(b), 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 residential building.
- 3.7 Exemption for Industrial Development:
- (1) 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.\

(2) 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:

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

(b) divide the amount determined under subsection (1) by the amount of the enlargement.

3.8 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.9 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- the issuance of a building permit in accordance with section 2(3) of the Act;
- a place of worship; and
- A college or university and student accommodation related directly to the college and/or university.

Amount of Charges

Residential

3.10 (a) Subject to subsection 3.10(b), 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.

(b) The following percentage of each service for residential uses, as provided in Schedule B, shall be imposed:

Service	Residential				
	Passage of By- Law to 1st Anniversary Of By-Law	1st Anniversary to 2nd Anniversary of By-Law	2nd Anniversary to 3rd Anniversary of By-Law	3rd Anniversary to 4th Anniversary of By-Law	4th Anniversary to Expiry of By- law
Wastewater	100%	100%	100%	100%	100%
Water Services	100%	100%	100%	100%	100%

Non-Residential

Commercial/Institutional/Greenhouse Uses

3.11 (a) Subject to subsection 3.11(b), the development charges set out in Schedule B shall be imposed on commercial/institutional/greenhouse 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, in accordance with section 3.14 of the By-law.

(b) The following percentage each service for non-residential uses as provided in Schedule B, shall be imposed:

Service	Non-Residential - Commercial/Institutional/Greenhouse				
	Passage of By- Law to 1st Anniversary Of By-Law	1st Anniversary to 2nd Anniversary of By-Law	2nd Anniversary to 3rd Anniversary of By-Law	3rd Anniversary to 4th Anniversary of By-Law	4th Anniversary to Expiry of By- law
Wastewater	100%	100%	100%	100%	100%
Water Services	100%	100%	100%	100%	100%

Industrial Uses

3.12 (a) Subject to subsection 3.12(b), the development charges set out in Schedule B shall be imposed on industrial uses of land, buildings or structures and in the case of a mixed-use building or structure, in accordance with section 3.14 of the By-law.

(b) The following percentage of each service for industrial uses, as provided in Schedule B, shall be imposed:

Service	Non-Residential - Industrial				
	Passage of By- Law to 1st Anniversary Of By-Law	1st Anniversary to 2nd Anniversary of By-Law	2nd Anniversary to 3rd Anniversary of By-Law	3rd Anniversary to 4th Anniversary of By-Law	4th Anniversary to Expiry of By- law
Wastewater	0%	0%	0%	0%	0%
Water Services	0%	0%	0%	0%	0%

Reduction of Development Charges for Redevelopment

3.13 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be

reduced by the following amounts:

- (a) in the case of a residential building or structure or, in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of 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 3.11, by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Time of Payment of Development Charges

- 3.14 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.
- 3.15 Despite section 3.13, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. Payment by Services

- 4.1 Despite the payment required under sections 3.10 and 3.11, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge 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 first anniversary date of this By-law and each anniversary date 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 Designated in section 2.1

Schedule B – Residential and Non-Residential Development Charges.

7. Conflicts

- 7.1 Where the Municipality 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 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

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 March 25, 2019.

10. Date By-law Expires

- 10.1 This By-law will expire at 12:01 AM on March 25, 2024 unless it is repealed by Council at an earlier date.

11. Existing By-law Repealed

- 11.1 By-law Number 50-2014 is hereby repealed as of the date and time of this By-law coming into effect.

Passed this 11th day of February, 2019.

Original signed by:

Mayor – Darrin Canniff

Original signed by:

Clerk – Judy Smith

Schedule "A" to By-law 18-2019
Components of Services Designed in Section 2.1

100% Eligible Services

Waterworks

Water Treatment

Water Supply (transmission main)

Water Storage

Pumping Stations

Wastewater

Wastewater Treatment Facilities

Trunk Sewers

Schedule B

Schedule of Development Charges

Service	Unit Type						Non-Residential - (per Sq. Ft. of Gross Floor Area)			
	Single - Detached Dwelling & Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom	Multiple Dwellings	Retirement/ Nursing Home/ Long Term Care	Bunk House (Per Bed)	Commercial	Institutional	Industrial	Greenhouses
Urban Services										
Water Service	2,775	2,201	1,138	2,240	998	998	1.94	1.45	0.97	0.15
Wastewater Service	2,242	1,778	919	1,810	806	806	1.57	1.17	0.78	0.12
Total Urban Services	5,017	3,979	2,057	4,050	1,804	1,804	3.50	2.63	1.75	0.27