

The Corporation of The Municipality of Brighton

By-Law No. 015-2025

Being a by-law for the imposition of Development Charges

Whereas subsection 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the "Act") provides that the council of a municipality may pass by-laws for the imposition of Development Charges against land to pay for increased Capital Costs required because of the need for Services arising from Development in the area to which the by-law applies;

And whereas the Council of the Municipality of Brighton has given Notice in accordance with section 12 of the Act of its intention to pass a by-law under section 2 of the Act;

And whereas the Council of the Municipality of Brighton has heard all persons who applied to be heard either in objection to, or in support of, the development charge proposal at a public meeting held on July 15, 2024;

And whereas the Council of the Municipality of Brighton had before it a report entitled 2024 Development Charge Background Study dated June 13, 2024, as amended prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Municipality of Brighton will increase the need for services as defined herein;

And whereas the Council of the Municipality of Brighton on February 18, 2025 approved the Development Charge Background Study dated June 13, 2024, as amended in which certain recommendations were made relating to the establishment of a development charge policy for the Municipality of Brighton pursuant to the Act;

And whereas the Council of the Municipality of Brighton has determined that no further public meeting is required in accordance with subsection 12 (3) of the Act;

Now, therefore, the Council of the Corporation of the Municipality of Brighton **enacts as follows:**

1. DEFINITIONS

1.1 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 sections 60 or 68 of the Act, both as amended from time to time.

1.2 In this by-law:

"Act" means the *Development Charges Act, 1997*, 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 principal use, building or structure.

"Additional dwelling unit" means a dwelling unit, whether contained within a proposed single detached dwelling, semi-detached dwelling or row dwelling, or ancillary to a single detached dwelling, a semi-detached dwelling, or a row 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, and which is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit.

"Affordable Residential Unit" means a residential unit that meets the criteria set out in section 4.1 of the Act.

"Apartment dwelling" means any dwelling unit within a building containing more than two dwelling units where the residential units are connected by an interior corridor.

"Attainable Residential Unit" means a residential unit that meets the criteria set out in section 4.1 of the Act.

"Bank of Canada rate" means the policy interest rate established by the Bank of Canada.

"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.

"Benefitting 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*, as amended, or any successor thereof.

"Building Code Act" means the *Building Code Act, 1992*, as amended, or any successor thereof.

"Capital cost" means capital costs as defined in subsection 5 (3) of the Act.

"Commercial use" means the use of land, structures or buildings for the purpose of buying or selling of commodities and supplying of services as distinguished from manufacturing or assembling of goods, also as distinguished from other purposes such as warehousing and/or an open storage yard.

"Council" means the Council of the Municipality of Brighton.

"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 with 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.

"Front-end payment" means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this by-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed.

"Front-ending agreement" means an agreement made under section 44 of the Act between the Municipality and any or all owners within a benefiting area providing for front-end payments by an owner or owners or for the installation of services by an owner or owners or for the installation of services by an owner or owners or any combination thereof.

"Grade" means the average level of finished ground adjoining a building or structure at all exterior walls.

"Gross floor area" means 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 another dwelling unit or other portion of a building;

1. 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
2. in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above 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:
 - a. 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;
 - b. loading facilities above or below grade; and
 - c. 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.

"Inclusionary zoning residential unit" means residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16 (4) of that Act.

"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 or an agricultural use.

"Institutional" means development of a building or structure intended for use:

1. as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
2. as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*.
3. By any institution of the following post-secondary institutions for the objects of the institution:
 - a. a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - b. a college or university federated or affiliated with a university described in subclause a; or

- c. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
4. as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
5. 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 Municipality of Brighton or any part or parts thereof.

"Mixed use building" means a building, structure or development with portions which are to be used for residential development and other portions for non-residential development.

"Multiple dwellings" means all dwellings other than an apartment dwelling, a semi-detached dwelling, and a single detached dwelling.

"Non-profit housing" means a development of a building or structure intended for use as residential premises by:

1. a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing;
2. a corporation without share capital to which the *Canada Not-for-profit Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
3. a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;

"Non-residential development" means development other than residential development as defined below, and includes development for agricultural, 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.

"Planning Act" means *the Planning Act, 1990*, as amended, or any successor thereof.

"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 use" means land, buildings, or structures of any kind whatsoever used, designed, or intended to be used as living accommodations for one or more individuals.

"Residential unit" means the same as dwelling unit as defined in this by-law.

"Row dwelling" means a residential building containing not less than three dwelling units with each unit separated by a common or party wall or walls with a separate outside

entrance to each unit. For the purposes of this definition, a row dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a row dwelling.

"Semi-detached dwelling" means a residential building that is divided vertically into two dwelling units. For the purposes of this definition, a semi-detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a semi-detached dwelling.

"Service" means a service designated in section 2.1 to this by-law, and "services" shall have a corresponding meaning.

"Services in lieu" means those services specified in an agreement made under section 6 of this by-law.

"Service standards" means the prescribed level of services on which the schedule of charges in Schedule "A" are based.

"Servicing agreement" means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified lands within the Municipality.

"Single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure. For the purposes of this definition, a single detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a single detached dwelling.

2. DESIGNATION OF SERVICES

2.1 The categories of services/classes of service for which development charges are imposed under this by-law are as follows:

1. Services Related to a Highway;
2. Fire Protection Services;
3. Parks and Recreation Services;
4. Library Services;
5. Services Related to Public Health;
6. Growth-related Studies;
7. Wastewater Services (within the wastewater serviced area only); and
8. Water Services (within the water serviced area only).

3. APPLICATION OF BY-LAW RULES

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

1. the lands are located in the area described in section 3.2; and
2. the development of the lands requires any of the approvals set out in subsection 3.4 (1).

Area to Which By-law Applies

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

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

1. the Municipality or a local board thereof;
2. a board of education;
3. the Corporation of the County of Northumberland or a local board thereof; or
4. a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

Approvals for Development

- 3.4 1. Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- a. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*,
 - b. the approval of a minor variance under section 45 of the *Planning Act*;
 - c. a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
 - d. the approval of a plan of subdivision under section 51 of the *Planning Act*,
 - e. a consent under section 53 of the *Planning Act*,
 - f. the approval of a description under section 9 of the *Condominium Act, 1998*, or any successor thereof; or
 - g. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
2. No more than one development charge for each service designated in section 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 (1) are required before the lands, buildings or structures can be developed.
3. Despite subsection (2), if two or more of the actions described in subsection (1) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.
4. Subsection (1) shall not apply in respect of:
- a. local services installed at the expense of the owner within a plan of subdivision as a condition of approval under section 52 of the *Planning Act*; or
 - (b) local services installed at the expense of the owner as a condition of approval under section 53 of the *Planning Act*.

Exemptions

Residential Units in Existing Residential

- 3.5 This by-law shall not apply to that category of exempt development described in subsections 2 (3), 2 (3.1), and 2 (3.2) of the Act, namely:
1. An enlargement to an existing dwelling unit;

2. 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;
3. 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;
4. One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or
5. In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

Residential Units in New Residential

3.6 This by-law shall not apply to that category of exempt development described in subsection 2 (3.3) of the Act, namely:

1. 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;
2. 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; or
3. One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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.

Enlargement of an Existing Industrial Development

3.7 This by-law does not apply to that category of exempt development described in section 4 of the Act, namely:

1. the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
2. for the purpose of subsection (1) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O. Reg. 82/98 made under the Act.

3. Notwithstanding subsection (1), if the gross floor area of an existing industrial building is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule "A" on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
4. For the purpose of the application of section 4 of the Act to the operation of this by-law:
 - a. the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought; and
 - b. the enlargement of the gross floor area of the existing building must:
 - i. be attached to the existing industrial building;
 - ii. not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;
 - iii. be for use or in connection with an industrial purpose as set out in this by-law; and
 - iv. constitute a bona fide increase in the size of the existing building.

Non-Profit, Inclusionary Zoning, Affordable, and Attainable

- 3.8 This by-law shall not apply to that category of exempt development described in section 4.2 of the Act, namely that development charges shall not be imposed with respect to non-profit housing development.
- 3.9 This by-law shall not apply to that category of exempt development described in section 4.3 of the Act, namely that development charges shall not be imposed with respect to inclusionary zoning residential unit development.
- 3.10 This by-law shall not apply to that category of exempt development described in section 4.1 of the Act, namely that development charges shall not be imposed with respect to affordable residential units and attainable residential units.

Other Exemptions

- 3.11 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:
1. A place of worship and land used in connection therewith, and a churchyard, cemetery and burial ground exempt from taxation under section 3 of the *Assessment Act*; and
 2. Industrial development.

Amount of Charges

Residential

- 3.12 The development charges set out in Schedule "A" to this by-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the

residential uses in the mixed-use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

3.13 The development charges described in Schedule "A" 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.

Reduction of Development Charges for Redevelopment

3.14 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:

1. 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 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
2. in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 3.13, by the gross floor area that has been or will be demolished or converted to another principal use;

The credit can, in no case, exceed the amount of the development charge that would otherwise be payable.

Timing of Payment of Development Charges

3.15 Development charges imposed under this by-law are calculated, payable, and collected on the date a building permit is issued in relation to the development.

3.16 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

3.17 Notwithstanding section 3.15 and 3.16, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Municipality's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.

3.18 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the development charges under sections 3.15 and 3.17 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including

interest as provided in the Municipality's Council approved Development Charge Interest Policy. Where both planning applications apply, Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates, including interest as provided in the Municipality's Council approved Development Charge Interest Policy, set out in Schedule "A" on the date of the later planning application.

- 3.19 Despite sections 3.15, 3.17, and 3.18, 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.

Development Charge Reductions

3.20 Notwithstanding the provisions of this by-law, development charges for rental housing developments will be reduced based on the number of bedrooms in each unit as follows:

1. Three or more bedrooms – 25% reduction;
2. Two bedrooms – 20% reduction; and
3. All other bedroom quantities – 15% reduction.

4. EXISTING AGREEMENTS

4.1 An agreement with respect to charges related to development registered prior to passage of this by-law remains in effect after enactment of this by-law.

5. SERVICE STANDARDS

5.1 The approved service standards for the Municipality are those contained in the Development Charges Background Study.

6. SERVICE IN LIEU

6.1 Council may authorize an owner to substitute the whole or such part of the development charge applicable to the owner's development as may be specified in an agreement by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu provided such credit shall not exceed the total development charge payable by an owner to the Municipality.

6.2 In any agreement under section 6.1, Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.

6.3 The credit provided for in section 6.2 shall not exceed the service standards referenced in section 5 and used in the calculation of the charges in Schedule "A" and no credit shall be charged to any development charges reserve fund prescribed in this by-law.

7. FRONT-ENDING AGREEMENTS

7.1 Council may enter into a front-ending agreement with any or all owners within a benefitting area pursuant to section 21 of the Act, providing for the payment by the owner or owners of a front-end payment or for the installation of services by the owners or any combination of front-end payments and installation of services, which may be in addition to the required development charge.

- 7.2 Front-end payments made by benefitting owners under a front-ending agreement relating to the provision of services for which a development charge is payable shall be credited with an amount equal to the reasonable cost to the owner of providing the services, against the development charges otherwise payable under Schedule "A" of this by-law.
- 7.3 No credit given pursuant to section 7.1 shall exceed the total development charge payable by the owner for the applicable service component or the standard of service outlined in Schedule "A" and referenced in section 5.
- 7.4 The front-end payment required to be made by the benefitting owner under a front-ending agreement may be adjusted annually.

8. BY-LAW REGISTRATION

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

9. RESERVE FUND(S)

- 9.1 Monies received from payment of development charges shall be maintained in a separate reserve fund or funds, and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.
- 9.2 Council directs the Municipal Treasurer to divide the reserve fund(s) created hereunder into the separate subaccounts in accordance with the service categories set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- 9.3 Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- 9.4 Where any unpaid development charges are collected as taxes under section 9.3, the monies so collected shall be credited to the development charge reserve fund or funds referred to in section 9.1.

10. INDEXING

- 10.1 Development charges imposed pursuant to this by-law shall be adjusted annually on the anniversary date of this by-law, without amendment to this by-law, in accordance with the most recent available twelve month change in the Toronto series of the prescribed index in the Act (currently Statistics Canada Table 18-10-0289-01).

11. CONFLICTS

- 11.1 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.
- 11.2 Notwithstanding section 11.1, where a development which is the subject of an agreement to which section 11.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4 (1), 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.

12. BY-LAW AMENDMENT OR REPEAL

12.1 Where this by-law or any development charge prescribed there under is amended or repealed by order of the Ontario Land Tribunal or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

12.2 Refunds that are required to be paid under section 12.1 shall be paid to the registered owner of the land on the date on which the refund is paid.

12.3 Refunds that are required to be paid under section 12.1 shall be paid with interest to be calculated as follows:

1. interest shall be calculated from the date on which the overpayment was collected to the day on which the refund is paid;
2. the refund shall include the interest owed under this section;
3. interest shall be paid at the Bank of Canada rate in effect on the later of:
 - a. the date of enactment of this by-law, or
 - b. the date of the last quarterly adjustment, in accordance with the provisions of subsection (4).
4. The Bank of Canada rate in effect on the date of enactment of this by-law shall be adjusted on the next following business day to the rate established by the Bank of Canada on that day, and shall be adjusted quarter-yearly thereafter in January, April, July and October to the rate established by the Bank of Canada on the day of adjustment.

13. SEVERABILITY

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

14. HEADINGS FOR REFERENCE ONLY

14.1 The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

15. SCHEDULES

15.1 The following schedules shall form part of this by-law:

Schedule "A" – Schedule of Development Charges

16. DATE BY-LAW IN FORCE

16.1 This By-law shall come into effect at 12:01 AM on February 19, 2025.

17. DATE BY-LAW EXPIRES

17.1 This By-law will expire at 12:01 AM on February 19, 2035 unless it is repealed by Council at an earlier date.

18. REPEAL FORMER DEVELOPMENT CHARGES BY-LAW

18.1 Upon the passing of this by-law, By-law 089-2019 being a By-law for the Imposition of Development Charges is hereby repealed.

19. SHORT TITLE

19.1 This by-law may be cited as the Development Charges By-law.

READ a FIRST, SECOND and THIRD time and finally passed on this 18th day of February, 2025.

Mayor

Clerk

SCHEDULE "A" TO BY-LAW 015-2025

SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiple	Apartment Dwelling Unit – 2 Bedrooms +	Apartment Dwelling Unit – Bachelor and 1 Bedroom	
Municipal-wide Services/Class of Service					
Services Related to a Highway	\$6,639	\$4,932	\$4,780	\$3,837	\$3.87
Fire Protection Services	\$3,076	\$2,285	\$2,215	\$1,778	\$1.47
Parks and Recreation Services	\$5,247	\$3,898	\$3,777	\$3,033	\$1.18
Library Services	\$432	\$321	\$311	\$250	\$0.10
Services Related to Public Health	\$1,012	\$752	\$729	\$585	\$0.23
Growth-related Studies	\$1,411	\$1,048	\$1,016	\$816	\$0.83
Total Municipal-wide Services/Class of Services	\$17,817	\$13,236	\$12,828	\$10,299	\$7.68
Urban Services					
Wastewater Services	\$3,427	\$2,546	\$2,467	\$1,981	\$1.95
Water Services	\$8,261	\$6,137	\$5,947	\$4,775	\$4.70
Total Urban Services	\$11,688	\$8,683	\$8,414	\$6,756	\$6.65
GRAND TOTAL RURAL AREA	\$17,817	\$13,236	\$12,828	\$10,299	\$7.68
GRAND TOTAL URBAN AREA	\$29,505	\$21,919	\$21,242	\$17,055	\$14.33