



The Corporation of the County of Essex

By-Law Number 2026-02

A By-law to Establish Development Charges for the County of Essex.

Whereas subsection 2(1) of the *Development Charges Act, 1997, c. 27*, as amended (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 arising from the development of the area of which the by-law applies;

And whereas the Council of the Corporation of the County of Essex (the "**County**") has given Notice in accordance with Section 12 of the *Act* of its intention to pass a by-law under Section 2 of the said *Act*;

And whereas Council has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on October 1, 2025;

And whereas Council had before it a report entitled 2025 Development Charges Background Study dated April 22, 2025 (the "**Study**"), prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the County will increase the need for services as defined herein;

And whereas copies of the Study were made available to the public on April 22, 2025, and copies of the proposed development charges by-law were made available to the public on September 17, 2025, in accordance with Section 12 of the *Act*;

And whereas by resolution adopted by Council on February 4, 2026, Council determined that the increase in the need for services attributable to the anticipated development as contemplated in the Study, including any capital costs, will be met by updating the capital budget and forecast for the County, where appropriate.

And whereas by resolution adopted by Council on November 19, 2025, Council approved the Study and determined that no further public meetings were required under Section 12 of the *Act*;

And whereas by resolution adopted by Council on November 19, 2025, Council determined that the future excess capacity identified in the Study, shall be paid for by the development charges contemplated in the said Study, or other similar charges;

And whereas the Study includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the development charge by-law and that such assets are considered to be financially sustainable over their full life cycle.

Now Therefore the Council of the Corporation of the County of Essex hereby enacts as follows:

Section 1 – Definitions

1. In this By-law,

“**Act**” means the *Development Charges Act, 1997, S.O. 1997, c.27*, as amended, or any successor legislation thereto;

“**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, but is not an Ancillary Residential Building;

“**Affordable Residential Unit**” means a residential unit that meets the criteria set out in Section 4.1(2) or Section 4.1(3) of the *Act*;

“**Agricultural**” means the cultivation of land, the production of crops and the selling of such produce on the premises, and the breeding and care of livestock raised on the premises and, without limiting the generality of the foregoing, includes aviaries, apiaries, fish farming, animal husbandry, market gardening, nurseries and greenhouses but excludes Residential Use;

"Ancillary Residential Building" means a residential building that would be ancillary to a Single-detached Dwelling, Semi-detached Dwelling, or Row Dwelling;

"Apartment Dwelling Unit" means a residential unit within a building containing four or more Dwelling Units where access to each residential unit is obtained through a common entrance or entrances from the outside and through a corridor or hallway from the inside, but shall not include a Semi-detached Dwelling or a townhouse dwelling;

"Attainable Residential Unit" means a residential unit that meets the criteria set out in Section 4.1(4) of the *Act*;

"Board of Education" means a board as defined in Section 1(1) of the *Education Act*, R.S.O. 1990, c. E.2 or any successor legislation thereto;

"Bona Fide Farm Operation" means an Agricultural use carried out by a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs on lands assessed in the Farm Property Class by the Municipal Property Assessment Corporation pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31, as amended;

"Class" means a grouping of services combined to create a single service for the purposes of this by-law and as provided in Section 7 of the *Act*;

"Council" means the Council of the Corporation of the County of Essex;

"County" means the Corporation of the County of Essex;

"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 the effect of increasing the size of usability thereof, and includes **"Redevelopment"**;

"Development Charge" means a charge imposed pursuant 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;

“Farm Building” means that part of a Bona Fide Farm Operation encompassing barns, silos and other ancillary Development to an Agricultural use, but excluding a Residential Use;

“Gross Floor Area” means:

- a. In the case of a residential building or structure, the total floor 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 other Dwelling Units or other portions of a building; and
- b. In the case of a building or structure used for a Non-residential Use, or in the case of a building or structure that is part of a Mixed Use Development, the portion thereof that has a Non-residential Use, 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 Use” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an Industrial Use, but does not

include the sale of commodities to the general public through a warehouse club;

“Institutional Use” means Development of a building or structure intended for use for any of the following:

- a. as a long-term care home as defined in Section 2(1) of the *Fixing Long-Term Care Act, 2021*, S.O. 2021, c. 39, Sched. 1;
- b. as a retirement home as defined in Section 2(1) of the *Retirement Homes Act, 2010*, S.O. 2010, c. 11;
- c. by any of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subclause (1), or
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*, S.O. 2017, c. 34, Sched. 20;
- d. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e. as a hospice to provide end of life care.

“Local Board” means a local board as defined in the *Act*;

“Local Services” means those services, facilities or things which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates in respect if the lands under Section 41, 51 o 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or any successor legislation thereto;

“Mixed-use Development” means a building or structure used for both residential and Non-residential Use;

“Non-profit Housing Development” means a residential Development that meets the criteria set out in Section 4.2 of the *Act*;

“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;

“Official Plan” means the Official Plan adopted by the County, as amended, and approved;

“Other Multiple Dwelling” means all Dwelling Units other than Single-detached Dwellings, Semi-detached Dwellings, Row Dwellings, and Apartment Dwelling Units;

“Owner” means the owner of land or a person who has made application for an approval for the Development of land 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, c. A.31, as amended, or any successor thereof;

“Rental Housing” means Development of a building or structure with four or more Dwelling Units all of which are intended for use as rented premises for Residential Use;

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

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

“Semi-detached Dwelling” means a dwelling separated vertically into two Dwelling Units each of which has a separate entrance and access to grade; and

“Single-detached Dwelling” means a residential building consisting of one Dwelling Unit and not attached to another structure and includes mobile homes.

Section 2 – Rules

1. For the purpose of complying with Section 6 of the *Act*:

- a. the area to which this By-law applies shall be the area described in Section 3 of this By-law;
- b. the rules developed under paragraph 9 of Section 5(1) of the *Act* for determining if a Development Charge is payable in any particular case and for determining the amount of the Development Charge shall be as set forth in Sections 4 through 11, inclusive, of this By-law;
- c. the exemptions provided for by such rules shall be the exemptions set forth in Sections 12 and 13 of this By-law;
- d. the indexing of Development Charges shall be in accordance with Section 9 of this By-law; and
- e. the Redevelopment of land shall be in accordance with the rules set forth in Section 14 of this By-law.

Section 3 – Lands Affected

1. This By-law applies to all lands in the geographic area of the County.
2. This By-law shall not apply to lands which are owned by, or used for the purposes of:
 - a. the County, one of the County's constituent local municipalities, or a Local Board of either the County or the County's constituent local municipalities; or
 - b. a Board of Education.
3. The Development of land within the County may be subject to one or more Development Charges by-laws of the County and/or its constituent local municipalities.

Section 4 – Designation of Services

1. It is hereby declared by Council that all Development of land within the County will increase the need for services.

2. The Development Charge applicable to a Development as determined under this By-law shall apply without regard to the services required or used by an individual Development.
3. Development Charges shall be imposed for the categories of services listed in **Schedule A** appended to this By-law, to pay for the increased capital costs required because of increased needs for services arising from Development.

Section 5 – Approvals for Development

1. Development Charges shall be imposed against all lands, buildings, or structures within the area to which this By-law applies if the Development of such lands, buildings or structures requires any of the following approvals;
 - a. the passing of a zoning by-law or of an amendment thereto pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13;
 - b. the approval of a minor variance pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13;
 - c. a conveyance of land to which a by-law passed pursuant to Section 50(7) of the *Planning Act* applies;
 - d. the approval of a plan of subdivision pursuant to Section 51 of the *Planning Act*, R.S.O. 1990, c. P.13;
 - e. a consent provided pursuant to Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13;
 - f. the approval of a description made pursuant to the *Condominium Act*, 1998, S.O. 1998, c. 19;
 - g. the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure.
2. No more than one Development Charge for each service designated in section 6 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. of this Section 5 are required before the lands, buildings or structures can be developed.

3. Notwithstanding subsection 2. of this Section 5, if two or more of the actions described in subsection 1. of this Section 5 occur at different times, Additional Development charges shall be imposed in respect of any increased or additional Development permitted by such actions.
4. Where a Development requires an approval described in subsection 1. of this Section 5 after the issuance of a building permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under subsection 1. of this Section 5.
5. If a Development does not require a building permit but does require one or more if the approvals described in subsection 1. of this Section 5, then the Development Charge shall nonetheless be payable in respect of any increased or additional Development permitted by such approval.
6. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under sections 51 or 53 of the *Planning Act*, R.S.O. 1990, c. P.13, that the Owner, at the Owner's expense, install such Local Services related to a plan of subdivision or within the area to which the plan relates, as Council may require, or that the Owner pay for local connections to storm drainage facilities installed at the Owner's expense, and/or administrative, processing, and/or inspection fees.

Section 6 – Calculation of Development Charges

1. 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 any type of Dwelling Units; or
 - b. in the case of Development that is for a Non-residential Use, or the portion of a Mixed-use Development that has a Non-residential Use, based upon the building Gross Floor Area of such Development.

Section 7 – Amount of Charge – Residential

1. The Development Charges described in **Schedule B 1-10** 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 Development, according to the type of Residential Use.

Section 8 – Amount of Charge – Non-Residential Use

1. The Development Charges described in **Schedule B 1-10** to this By-law shall be imposed on Non-residential Uses of lands, buildings or structures, and in the case of a Mixed-use Development, on the components of the Mixed-use Development that have a Non-residential Use, and calculated with respect to each of the services according to the Gross Floor Area of the Non-residential Use.

Section 9 – Indexing of Development Charges

1. The Development Charges set out in Schedules B 1-10 to this By-law shall be adjusted annually by the County Treasurer, on January 1 of each year, beginning on January 1, 2027.
2. The adjustment to Development Charges beginning on January 1, 2027, shall be based on the most recent one-year change in Statistics Canada Quarterly, Non-Residential Construction Price Index.

Section 10 – Timing of Calculation and Payment

1. The Development Charges set out in this By-law are payable, in full, subject to the exemptions and credits provided herein, from the effective date of this By-law.
2. Subject to Section 14 (with respect to Redevelopment) and subsection 3 of Section 10 of this By-law, the Development Charges shall be calculated as of, and shall be payable, on the date the first building permit is issued in relation to a building or structure on land to which the Development Charge applies.
3. Notwithstanding Subsections 10(1) and 10(2), in accordance with section 26.1(3.1) of the Act, and any amendments thereof,

Development Charges for residential development shall be payable in full on the earlier of the day a permit is issued under the Building Code Act authorizing occupation of the building and the day the building is first occupied.

4. Notwithstanding subsection 2. of Section 10 of this By-law, pursuant to section 27 of the *Act*, the County may enter into an agreement with a person required to pay a charge pursuant to this By-law, including the provision of security for the person's obligations under such agreement, providing for all or part of the Development Charge to be paid before or after it otherwise would be payable. The terms of such agreement shall then prevail over the provisions of this By-law.
5. Where a Development Charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
6. Notwithstanding subsections 1, 2, and 3 of Section 10 of this By-law, a Development Charge in respect of any part of a Development that consists of a type of Development set out in Section 26.1 (2) of the *Act* is payable in accordance with Section 26.1 of the *Act*.

Section 11 – Payment by Services

1. The County may, in an agreement pursuant to Section 38 of the *Act*, permit an Owner to provide services in lieu of the payment of all or any portion of a Development charge. The County shall give the Owner who performed the work a credit towards the Development charge in accordance with the agreement, subject to the requirements of the *Act*.

Section 12 – Rules with Respect to Exemptions for Intensification of Existing Housing, Discounts for Rental Housing Developments and Industrial Enlargement Exemptions

2. No Development Charge shall be imposed when an existing Dwelling Unit is enlarged.
3. Where required by Section 2(3), Section 2(3.2), or Section 2(3.3) of the *Act*, no Development Charge shall be imposed for the intensification of existing Rental Housing, or the creation of additional residential units in new or existing residential buildings.

4. Where required by Section 2(3.1) of the *Act*, no Development Charge shall be imposed for the creation of an additional residential unit in an existing Rental Housing with four or more units for the greater of:
 - a. One residential unit; or
 - b. One percent of the existing residential units.

5. Where required by section 26.2(1.1) of the *Act*, Development Charges payable for Rental Housing, where all of the Dwelling Units are intended to be used as rented residential premises, shall be reduced based on the number of bedrooms in each Dwelling Unit as follows:
 - a. 3 or more bedrooms – 25% reduction;
 - b. 2 bedrooms – 20% reduction;
 - c. all other quantities of bedrooms – 15% reduction

6. If a Development includes the enlargement of the Gross Floor Area of an existing building used for an Industrial Use, the amount of the Development Charge is payable in respect of the enlargement is determined in accordance with Section 4(1) of the *Act*, which provides as follows:
 - a. If the Gross Floor Area of an existing building used for an Industrial Use is enlarged by 50 per cent or less, the amount of the Development Charge in respect of the enlargement is zero, in accordance with Section 4(2) of the *Act*.
 - b. If the Gross Floor Area is enlarged by more than 50 per cent the amount of the Development Charge in respect of the enlargement is the amount of the Development Charge that would otherwise be payable multiplied by the fraction, in accordance with Section 4(3) of the *Act*, and which amount is determined as follows:
 - i. determine the amount by which the enlargement exceeds 50 per cent of the Gross Floor Area before the enlargement.

- ii. divide the amount determined under i. above by the amount of the enlargement.

Section 13 – Categories of Exempt Uses

1. Notwithstanding the provisions of this By-law, Development Charges shall not be imposed with respect to:
 - a. buildings or structures used as hospitals that are governed by the *Public Hospitals Act*, R.S.O. 1990, c.P.40;
 - b. a Place of Worship, or a cemetery or burial ground;
 - c. buildings or structures owned by and used for the purposes of a college of applied arts and technology and that are established pursuant to the *Ministry of Colleges and Universities Act*, R.S.O. 1990, c. M.19;
 - d. buildings or structures owned by and used for the purposes of a university established by an Act of the Legislative Assembly of Ontario;
 - e. Farm Buildings that are part of a Bona Fide Farm Operation;
 - f. Affordable Residential Units as defined by subsection 4.1 (1) of the *Act*;
 - g. Attainable Residential Units as defined by subsection 4.1 (1) of the *Act*;
 - h. a Non-profit Housing Development defined by subsection 4.2 (1) of the *Act*; and
 - i. any Institutional Use.
2. Further to subsection 1. of this Section 13, temporary buildings or structures shall also be exempt from the provisions of this By-law.
3. Notwithstanding subsection 2. of this Section 13, in the event that a temporary building or structure continues to exist for a continuous

period exceeding eight (8) months, it shall be deemed not to be nor ever to have been a temporary building or structure, and the Development Charges required to be paid under this By-law shall be calculated and payable on the date that the building or structure is deemed not to be temporary.

4. Prior to a building permit for a temporary building or structure being issued by one of the County's constituent local municipalities, the County may require an Owner to enter into an agreement, including the provision of security for the Owner's obligation under the agreement, pursuant to section 27 of the *Act*, providing for all or part of the Development Charge required by this section to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

Section 14 – Rules with Respect to the Redevelopment of Land

1. Where there is a Redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished and, in the case of demolition upon proof of issuance of a demolition permit for the land being provided, a credit shall be allowed against the Development Charges otherwise payable by the Owner pursuant to this By-law for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of Dwelling Units being converted or demolished, or the Gross Floor Area that has a Non-residential Use that is being converted or demolished, by the Development Charge shown in **Schedule B 1-10** of this By-law, on the date when the Development Charge is payable in accordance with this By-law.
2. A credit in respect of any demolition under Section 14 of this By-law shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with respect to the Development within five (5) years from the date the demolition permit was issued.
3. The amount of any credit issued in accordance with Section 14 of this By-law shall not exceed, in total, the amount of the Development Charges otherwise payable with respect to the Development.

4. The onus is on the applicant to produce evidence to the satisfaction of the County, acting reasonably, which establishes that the applicant is entitled to the reduction in the payment of Development Charges claimed under Section 14 of this By-law.

Section 15 – Interest

1. The County shall pay interest on a refund issued pursuant to Section 18(3), Section 18(5), or Section 25(2) of the *Act*, at the rate set by the Bank of Canada on the date this By-law comes into force, but with that rate of interest being updated to reflect the rate set by the Bank of Canada on the first business day of every January, April, July and October.

Section 16 – Phase-In of Development Charges and Transition Provisions

1. Development Charges shall be phased in pursuant to **Schedule B 1-10** appended to this By-law.

Section 17 – Schedules

1. The following Schedules to this By-law form an integral part of this By-law.

Schedule A Designated Services

Schedule B 1–10 Residential and Non-Residential Development Charges

Section 18 – Miscellaneous

1. A certified copy of this By-law may be registered in the Land Registry Office against title to any land to which this By-law applies.
2. This By-law comes into force on February 4, 2026.
3. This By-law expires ten years after the date it becomes effective.

4. 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.
5. If, for any reason, any provision, section, subsection or paragraph of this By-law is held 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, reenacted, or amended, in whole or in part, or dealt with in any other way.

Read a first, second and third time and Finally Passed this Development Charges By-law on the 4th day of February, 2026.

Hilda MacDonald, Warden

Katherine J. Hebert, Clerk

Clerk's Certificate

I, Katherine J. Hebert, Clerk of the Corporation of the County of Essex, do hereby certify that the foregoing is a true and correct copy, of **By-law Number 2026-02** passed by the Council of the said Corporation on this **Fourth day of February, 2026.**

Katherine J. Hebert, Clerk
Corporation of the County of Essex

Schedule A

Designated Services

- a) Library Services
- b) Ambulance Services
- c) Waste Diversion
- d) Development-Related Studies
- e) Land Acquisition
- f) Services Related to a Highway

Schedule B1

Residential and Non-Residential Development Charges

Rates Effective February 4, 2026 – December 31, 2026

Service	Phase-In (%)	Residential Charge by Dwelling Unit Type			Non-Residential Charge per Square Metre of Gross Floor Area
		Singles & Semis	Rows and Other Multiples	Apartments	
Library Services	0%	\$0	\$0	\$0	\$0.00
Ambulance Services	0%	\$0	\$0	\$0	\$0.00
Waste Diversion	0%	\$0	\$0	\$0	\$0.00
Development-Related Studies	0%	\$0	\$0	\$0	\$0.00
Land Acquisition	0%	\$0	\$0	\$0	\$0.00
Services Related To A Highway	0%	\$0	\$0	\$0	\$0.00
TOTAL CHARGE		\$0	\$0	\$0	\$0.00

Schedule B2

Residential and Non-Residential Development Charges

Rates Effective January 1, 2027 – December 31, 2027

Service	Phase-In (%)	Residential Charge by Dwelling Unit Type			Non-Residential Charge per Square Metre of Gross Floor Area
		Singles & Semis	Rows and Other Multiples	Apartments	
Library Services	11.1%	\$17	\$10	\$9	\$0.00
Ambulance Services	11.1%	\$41	\$25	\$22	\$0.16
Waste Diversion	11.1%	\$22	\$13	\$12	\$0.00
Development-Related Studies	11.1%	\$3	\$2	\$1	\$0.01
Land Acquisition	11.1%	\$35	\$21	\$18	\$0.13
Services Related To A Highway	11.1%	\$837	\$507	\$445	\$3.19
TOTAL CHARGE		\$954	\$578	\$508	\$3.49

Schedule B3

Residential and Non-Residential Development Charges

Rates Effective January 1, 2028 – December 31, 2028

Service	Phase-In (%)	Residential Charge by Dwelling Unit Type			Non-Residential Charge per Square Metre of Gross Floor Area
		Singles & Semis	Rows and Other Multiples	Apartments	
Library Services	22.2%	\$34	\$21	\$18	\$0.00
Ambulance Services	22.2%	\$82	\$50	\$44	\$0.32
Waste Diversion	22.2%	\$44	\$27	\$24	\$0.00
Development-Related Studies	22.2%	\$5	\$3	\$3	\$0.02
Land Acquisition	22.2%	\$69	\$42	\$37	\$0.26
Services Related To A Highway	22.2%	\$1,674	\$1,013	\$891	\$6.38
TOTAL CHARGE		\$1,909	\$1,156	\$1,015	\$6.98

Schedule B4

Residential and Non-Residential Development Charges

Rates Effective January 1, 2029 – December 31, 2029

Service	Phase-In (%)	Residential Charge by Dwelling Unit Type			Non-Residential Charge per Square Metre of Gross Floor Area
		Singles & Semis	Rows and Other Multiples	Apartments	
Library Services	33.3%	\$52	\$31	\$27	\$0.00
Ambulance Services	33.3%	\$123	\$74	\$65	\$0.48
Waste Diversion	33.3%	\$67	\$40	\$35	\$0.00
Development-Related Studies	33.3%	\$8	\$5	\$4	\$0.03
Land Acquisition	33.3%	\$104	\$63	\$55	\$0.39
Services Related To A Highway	33.3%	\$2,510	\$1,520	\$1,336	\$9.57
TOTAL CHARGE		\$2,863	\$1,733	\$1,523	\$10.47

Schedule B5

Residential and Non-Residential Development Charges

Rates Effective January 1, 2030 – December 31, 2030

Service	Phase-In (%)	Residential Charge by Dwelling Unit Type			Non-Residential Charge per Square Metre of Gross Floor Area
		Singles & Semis	Rows and Other Multiples	Apartments	
Library Services	44.4%	\$69	\$42	\$36	\$0.00
Ambulance Services	44.4%	\$164	\$99	\$87	\$0.64
Waste Diversion	44.4%	\$89	\$54	\$47	\$0.00
Development-Related Studies	44.4%	\$10	\$6	\$5	\$0.04
Land Acquisition	44.4%	\$138	\$84	\$73	\$0.52
Services Related To A Highway	44.4%	\$3,347	\$2,027	\$1,781	\$12.76
TOTAL CHARGE		\$3,817	\$2,311	\$2,031	\$13.96

Schedule B6

Residential and Non-Residential Development Charges

Rates Effective January 1, 2031 – December 31, 2031

Service	Phase-In (%)	Residential Charge by Dwelling Unit Type			Non-Residential Charge per Square Metre of Gross Floor Area
		Singles & Semis	Rows and Other Multiples	Apartments	
Library Services	55.6%	\$86	\$52	\$46	\$0.00
Ambulance Services	55.6%	\$205	\$124	\$109	\$0.79
Waste Diversion	55.6%	\$111	\$67	\$59	\$0.00
Development-Related Studies	55.6%	\$13	\$8	\$7	\$0.05
Land Acquisition	55.6%	\$173	\$104	\$92	\$0.66
Services Related To A Highway	55.6%	\$4,184	\$2,533	\$2,227	\$15.95
TOTAL CHARGE		\$4,772	\$2,889	\$2,538	\$17.45

Schedule B7

Residential and Non-Residential Development Charges

Rates Effective January 1, 2032 – December 31, 2032

Service	Phase-In (%)	Residential Charge by Dwelling Unit Type			Non-Residential Charge per Square Metre of Gross Floor Area
		Singles & Semis	Rows and Other Multiples	Apartments	
Library Services	66.7%	\$103	\$63	\$55	\$0.00
Ambulance Services	66.7%	\$246	\$149	\$131	\$0.95
Waste Diversion	66.7%	\$133	\$81	\$71	\$0.00
Development-Related Studies	66.7%	\$15	\$9	\$8	\$0.06
Land Acquisition	66.7%	\$207	\$125	\$110	\$0.79
Services Related To A Highway	66.7%	\$5,021	\$3,040	\$2,672	\$19.14
TOTAL CHARGE		\$5,726	\$3,467	\$3,046	\$20.94

Schedule B8

Residential and Non-Residential Development Charges

Rates Effective January 1, 2033 – December 31, 2033

Service	Phase-In (%)	Residential Charge by Dwelling Unit Type			Non-Residential Charge per Square Metre of Gross Floor Area
		Singles & Semis	Rows and Other Multiples	Apartments	
Library Services	77.8%	\$121	\$73	\$64	\$0.00
Ambulance Services	77.8%	\$287	\$173	\$152	\$1.11
Waste Diversion	77.8%	\$156	\$94	\$82	\$0.00
Development-Related Studies	77.8%	\$18	\$11	\$9	\$0.07
Land Acquisition	77.8%	\$242	\$146	\$128	\$0.92
Services Related To A Highway	77.8%	\$5,857	\$3,547	\$3,117	\$22.33
TOTAL CHARGE		\$6,680	\$4,044	\$3,554	\$24.43

Schedule B9

Residential and Non-Residential Development Charges

Rates Effective January 1, 2034 – December 31, 2034

Service	Phase-In (%)	Residential Charge by Dwelling Unit Type			Non-Residential Charge per Square Metre of Gross Floor Area
		Singles & Semis	Rows and Other Multiples	Apartments	
Library Services	88.9%	\$138	\$84	\$73	\$0.00
Ambulance Services	88.9%	\$328	\$198	\$174	\$1.27
Waste Diversion	88.9%	\$178	\$108	\$94	\$0.00
Development-Related Studies	88.9%	\$20	\$12	\$11	\$0.08
Land Acquisition	88.9%	\$276	\$167	\$147	\$1.05
Services Related To A Highway	88.9%	\$6,694	\$4,053	\$3,563	\$25.52
TOTAL CHARGE		\$7,635	\$4,622	\$4,061	\$27.92

Schedule B10

Residential and Non-Residential Development Charges

Rates Effective From January 1, 2035

Service	Phase-In (%)	Residential Charge by Dwelling Unit Type			Non-Residential Charge per Square Metre of Gross Floor Area
		Singles & Semis	Rows and Other Multiples	Apartments	
Library Services	100.0%	\$155	\$94	\$82	\$0.00
Ambulance Services	100.0%	\$369	\$223	\$196	\$1.43
Waste Diversion	100.0%	\$200	\$121	\$106	\$0.00
Development-Related Studies	100.0%	\$23	\$14	\$12	\$0.09
Land Acquisition	100.0%	\$311	\$188	\$165	\$1.18
Services Related To A Highway	100.0%	\$7,531	\$4,560	\$4,008	\$28.71
TOTAL CHARGE		\$8,589	\$5,200	\$4,569	\$31.41