

B Y - L A W N U M B E R 60-2015

A BY-LAW TO IMPOSE DEVELOPMENT CHARGES

Passed the 4th day of May, 2015.

WHEREAS the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the "Act") provides that the council of a municipality may pass by-laws for the imposition of development charges against land for increased capital costs required because of the needs for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the City of Windsor 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 the Council of The Corporation of the City of Windsor has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charges proposal at a public meeting held April 27, 2015;

AND WHEREAS by resolution adopted by Council of The Corporation of the City of Windsor on May 4, 2015 Council determined that no further public meetings were required under Section 12 of the Act;

AND WHEREAS the Council of the Corporation of The City of Windsor completed and had before it a report, entitled Development Charges Background Study, dated April 10, 2015, prepared by Hemson Consulting Limited;

AND WHEREAS by resolution adopted by Council of The Corporation of the City of Windsor on May 4, 2015, Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by resolution adopted by Council of The Corporation of the City of Windsor on May 4, 2015, Council has indicated its intent that the future excess capacity identified in the Development Charges Background Study, dated April 10, 2015, prepared by Hemson Consulting Limited, shall be paid for by development charges or other similar charges;

NOW THEREFORE the Council of The Corporation of the City of Windsor enacts as follows:

1. In this by-law,

1. **DEFINITIONS**

"brownfield" means a property where a phase two environmental site assessment has been conducted, and that as of the completion date the phase two environmental site assessment, the property did not meet the requirements of s. 168.4(1)4. of the Environmental Protection Act so as to permit a Record of Site Condition (RSC) to be filed in the Environmental Site Registry for the proposed use of the property.

"Corporation" means the body corporate referred to as The Corporation of the City of Windsor;

"Council" means the Council of the Corporation;

"development" includes redevelopment;

“development charge(s)” means the charges imposed pursuant to this bylaw and adjusted in accordance therewith;

“development charges background study” means the Development Charges Background Study prepared by Hemson Consulting Ltd. dated April 10, 2015;

“double duplex dwelling” means one (1) dwelling divided into four (4) dwelling units by vertically attaching two (2) duplex dwellings;

“duplex dwelling” means one (1) dwelling divided horizontally into two (2) dwelling units;

“dwelling” means one (1) completely detached building containing one (1) or more dwelling units, but does not include hotels, motels, motor homes, travel or tent trailers;

“dwelling unit” means a room or suite of rooms, having self-contained cooking and sanitary facilities and a minimum floor area of forty (40) square metres, used by or designed to be used by one (1) or more individuals as an independent and separate housekeeping unit;

“gross floor area” means the total area of all floors of a dwelling unit or non-residential development as the case may be, 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 or non-residential development from another dwelling unit or non-residential development or other portion of a building, including area above, below, or at grade;

“industrial use” means any main use involving any one (1) or more of the following activities: assembling; communications; industrial research; industrial training facility; manufacturing; power generation; processing; repairing; servicing; and maintaining of motor vehicles, industrial, agricultural, commercial, consumer or scientific equipment and products; shipping; storing; transporting; warehousing;

“infill development” means residential or non-residential development in the area shown on Schedule “A”;

“multiple dwelling” means one (1) dwelling, other than a double duplex dwelling or row dwelling, containing a minimum of three (3) dwelling units;

“non-residential use” means land, buildings or structures or portions thereof used or designed or intended for use for other than residential;

“non-industrial use” means any non-residential development that does not meet the definition of industrial use;

“owner” means the owner of land or a person who has made application for approval for the development of land upon which a development charge is imposed;

“residential use” means lands, buildings or structures used, or designed or intended for use as a residence for one or more individuals, and shall include, but is not limited to, single unit dwelling, semi-detached dwelling, duplex dwelling, double duplex dwelling or row dwellings, multiple dwellings and condominiums;

“row dwelling” means one (1) dwelling vertically divided into a row of three (3) or more dwelling units attached by common interior wall having a minimum area above grade of ten (10) square metres;

“semi-detached dwelling” means one (1) dwelling divided vertically into two (2) dwelling units by a common interior wall having a minimum area above grade of ten (10) square metres;

“**services**” means services described in the development charges background study and designated in section 2 of this by-law; and

“**single dwelling unit**” means one (1) dwelling, other than a mobile home dwelling, having one (1) dwelling unit.

“**total growth forecast for residential purposes**” means the 2015-2019 housing unit forecast, as included in the development charges background study, of 1,500 dwelling units.

“**total growth forecast for non-residential purposes**” means the 2015-2019 employment space forecast, as included in the development charges background study, of 36,842 square metres.

2. DESIGNATION OF SERVICES

The categories of services for which development charges are established and imposed under this by-law are as described in schedules B through E.

3. AREA TO WHICH BY-LAW APPLIES

- (1) Subject to subsection 3.(2) this by-law applies to all land in the geographic area of the City of Windsor .
- (2) This by-law shall not apply to lands that are owned by and used for the purpose of:
 - a) The Corporation;
 - b) A school board as defined in Section 1(1) of the *Education Act*.

APPLICATION

4. Subject to the provision of Sections 10, 11, 12 ,13, and 14, development charges shall be payable in the amounts set out in sections 6 and 7 of this by-law where development requires any of the approvals set out in section 5 of this by-law.
5. Subject to section 3 development charges are hereby 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 an amendment thereto 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 section 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 50 of the *Condominium Act*; or
 - g) The issuing of a permit under the *Building Code Act*, 1992, in relation to a building or structure.

CALCULATION OF DEVELOPMENT CHARGE AMOUNTS

6. Residential Use

- (1) Development charges shall be imposed against 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 dwelling unit, and calculated with respect to each of the services according to the percentage of charge by service set out in section 2. The amount of the development charge, subject to the provisions of Section 10, 11, 12, 13, and 14, shall be determined as follows:
 - (a) From June 1, 2015 to May 31, 2016, the amount of the development charge shall be as shown in Schedule "B" of this by-law, and
 - (b) In each subsequent year, on the anniversary date of this by-law, the development charges will be phased in based on the percentage increase of the number of permits issued as percentage of the total growth forecast for residential purposes. In each case, the cumulative percentage used to calculate the increase would be adjusted upwards each year by 25%. The number of permits issued on an annual basis will consist of the residential building permits that were issued from January 1 to December 31 of the year preceding such anniversary date.

7. Non-Residential Use

- (1) Development charges shall be imposed against non-residential uses of lands, buildings or structures, and in the case of a mixed-use building or structure upon all non-residential uses in the mixed-use building or structure, according to the amount of non-residential gross floor area of such building or structure, and calculated with respect to each of the services according to the percentage of charge by service set out in section 2. The amount of the development charge, subject to the provisions of Sections 10, 11, 12, 13, and 14 shall be determined as follows:
 - a) From June 1, 2015 to May 31, 2016, the amount of the development charge shall be as shown in Schedule "B" of this by-law, and
 - b) In each subsequent year, on the anniversary date of this by-law, the development charges will be phased in based on the percentage increase in the square metres of gross floor area from permits issued as percentage of the total growth forecast for non-residential purposes. In each case, the cumulative percentage used to calculate the increase would be adjusted upwards each year by 25%. The square metres of gross floor area from permits issued on an annual basis shall consist of the non-residential building permits that were issued from January 1 to December 31 of the year preceding such anniversary date.

8. INDEXING

- (1) The amounts of development charges including any increase to such charges pursuant to sections 6 and 7, shall be adjusted annually, without amendment to this by-law, commencing on the first anniversary date of this by-law and on each anniversary date thereafter, in accordance with the most recent annual change in Statistics Canada Quarterly Construction Price Statistics, Catalogue Number 62-007.
- (2) For greater certainty, on the anniversary date of this by-law, in each year, any increase in development charges made pursuant to sections 6 and 7 will be applied first, and then the indexing adjustment will be applied to the development charge as so increased.

9. Development charges applicable to development shall be calculated, payable and collected as of the date a building permit is issued in respect of the building or structure for the use to which the development charges apply.

PARTIAL EXEMPTIONS

10. Brownfield Redevelopment

- (1) Despite s. 6 and 7 of this by-law, an exemption up to a maximum of 60% of the development charges otherwise payable, may be requested by a person undertaking brownfield redevelopment in the area described as the Community Improvement Project Area in the Brownfield Redevelopment Community Improvement Plan.
- (2) Where a request is made under subsection (1) the partial exemption from development charges shall only be given where the following conditions have been complied with:
 - a) the Brownfield Rehabilitation Grant Program application as described in the Brownfield Redevelopment Community Improvement Plan has been approved and the associated Agreement has been executed; and
 - b) the Record of Site Condition has been filed in the Environmental Site Registry for the proposed brownfield redevelopment and the Ministry of the Environment has acknowledged receipt of the Record of Site Condition.
- (3) The development charges exemption referred to in subsection (1) shall be calculated by deducting eligible costs, as approved and verified under the Brownfield Rehabilitation Grant Program described in the Brownfield Redevelopment Community Improvement Plan, from the development charges otherwise payable with respect to such redevelopment, up to the maximum referred to in subsection (1).
- (4) In this section “eligible costs” means the costs of one or more of the following;
 - a) Phase II Environmental Site Assessment, Remedial Work Plan, and Risk Assessment not covered by the Environmental Site Assessment Grant Program or the Brownfields Tax Assistance Program;
 - b) environmental remediation, including the cost of preparing a Record of Site Condition, not covered by the Brownfields Tax Assistance Program;
 - c) placing clean fill and grading not covered by the Brownfields Tax Assistance Program;
 - d) installing environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not covered by the Brownfields Tax Assistance Program;
 - e) monitoring, maintaining and operating environmental and engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not covered by the Brownfields Tax Assistance Program;
 - f) environmental insurance premiums not covered by the Brownfields Tax Assistance Program.
- (5) The partial exemption under this section may be given in addition to any other credit or partial exemption provided in this by-law. In no event shall the total amount of the exemption under this section plus other credits or exemptions provided in this by-law exceed the amount of the development charges otherwise payable with respect to the redevelopment.

11. Infill Development

- (1) Any infill development occurring within an area designated under this by-law will be subject to a partial exemption on development charges payable as per the following:
 - a) Area 1 as designated in Schedule A.1 and rates described in Schedule C,
 - b) Area 2 as designated in Schedule A.2 and rates described in Schedule D, and
 - c) Area 3 as designated in Schedule A.3 and rates described in Schedule E.
- (2) The partial exemption under this section may be given in addition to any other credit or partial exemption provided in this by-law. In no event shall the total amount of the exemption under this section plus the other credits or exemptions provided in this by-law exceed the amount of the development charges otherwise payable with respect to the development.
- (3) The boundaries in Schedules A.1, A.2 and A.3 may be modified arising from a comprehensive Planning Study, as approved by Council, without amendment to this by-law and this by-law shall apply to such amended boundaries.
- (4) The rates in Schedules A.1, A.2 and A.3 may be modified arising from a comprehensive Planning Study, as approved by Council, without amendment to this by-law and this by-law shall apply to such amended rates.

12. EXEMPTIONS

Despite Sections 6 and 7 of this by-law, development charges shall not be imposed where the development:

- a) Is limited to the enlargement of an existing dwelling unit;
- b) Is limited to the creation of up to two additional dwelling units as prescribed, subject to the prescribed restrictions, in prescribed classes of existing residential buildings;
- c) Is for the conversion of existing buildings from a commercial, institutional or industrial use to a residential use;
- d) Is a parking garage or portions of developments devoted exclusively to parking;
- e) Is for an industrial use; or
- f) Is for land, buildings or structures owned by and used or to be used for a college or university as defined in section 171.1 of the Education Act, and used for the purposes set out in such Act.

13. REDEVELOPMENT

- (1) Despite Sections 6 and 7 of this by-law, where the use of a building or structure is being converted from one principal use to another, and there is no increase in gross floor area, then no development charges are payable hereunder;
- (2) Despite Sections 6 and 7 of this by-law, where the use of a building or structure is being converted from one principal use to another, and there is an increase in gross floor area, then development charges are payable only for such increased gross floor area;

14. DEMOLITION CREDIT

- (1) Where a building or structure has been demolished or is to be demolished in whole or in part, a demolition credit shall be given as provided herein for such demolished building or structure or part thereof against development charges otherwise payable with respect to development of the same property;
- (2) The demolition credit shall be given only where the date of demolition is five years or less prior to the date of issuance of a building permit. The date of demolition shall be the date of issuance of the demolition permit.
- (3) The demolition credit shall be calculated in accordance with Sections 6 and 7 and shall be based upon the use or gross floor area as applicable, of the demolished building or structure on the date of demolition thereof;
- (4) In no event shall the amount of the demolition credit herein exceed the amount of development charges otherwise payable with respect to development.

15. OVERSIZING OF SERVICES CREDIT

- (1) Where a person, at the request of the Corporation oversizes any services, the Corporation may give an oversizing of services credit as provided herein against development charges otherwise payable with respect to development on the person's land services by such oversized services.
- (2) Any oversizing of services credit given pursuant to this section is a credit only in relation to the category of services to which the oversizing relates.
- (3) In no event shall the amount of the oversizing of services credit herein exceed the amount of the category of services to which the oversizing relates of the development charges otherwise payable with respect to the development of the person's lands services by such oversized services.

16. Schedules "A", "A.1", "A.2", "A.3", "B", "C", "D" and "E" attached hereto together with all notations, references and other information shown thereon form part of this by-law.

17. This by-law shall be enforced by the Chief Building Official or delegate, of the Corporation.

18. This by-law shall come into force and take effect on the 1st day of June, 2015.

19. This by-law shall expire five (5) years from the date it comes into force and takes effect.

20. By-law 70-2010 is hereby repealed on the 31st day of May, 2015.


DREW DINKENS, MAYOR



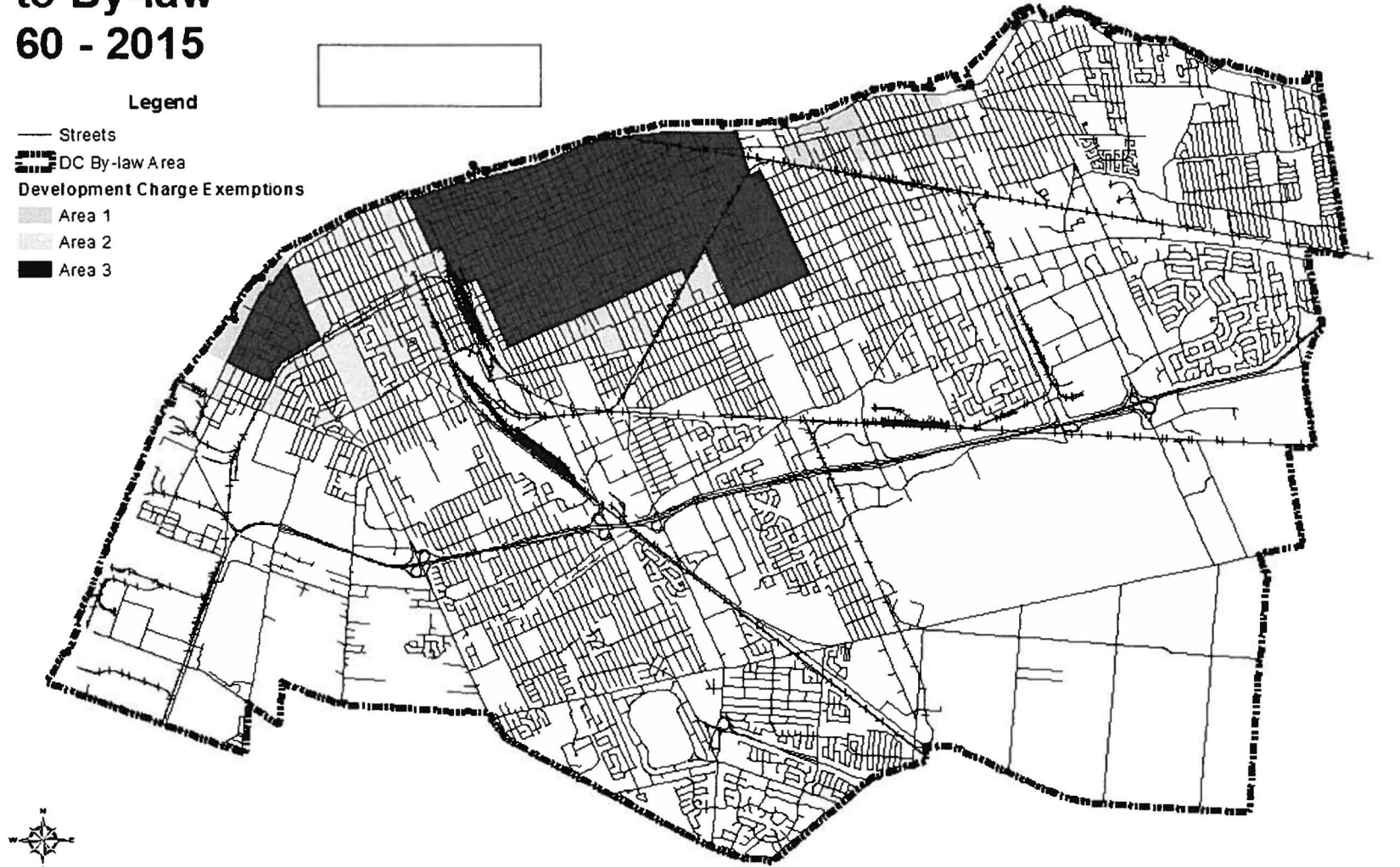
CITY CLERK

First Reading - May 4, 2015
Second Reading - May 4, 2015
Third Reading - May 4, 2015

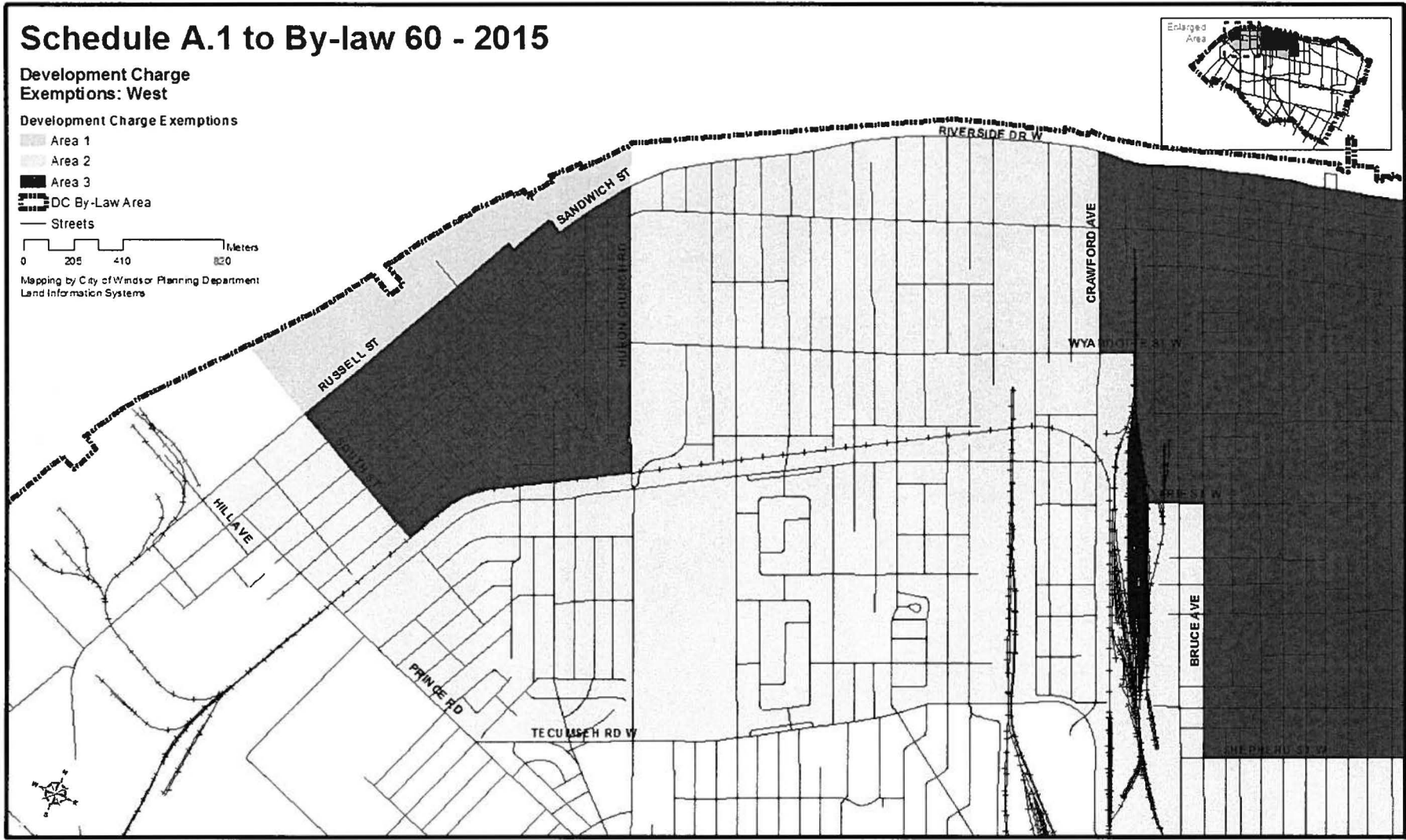
Schedule A to By-law 60 - 2015

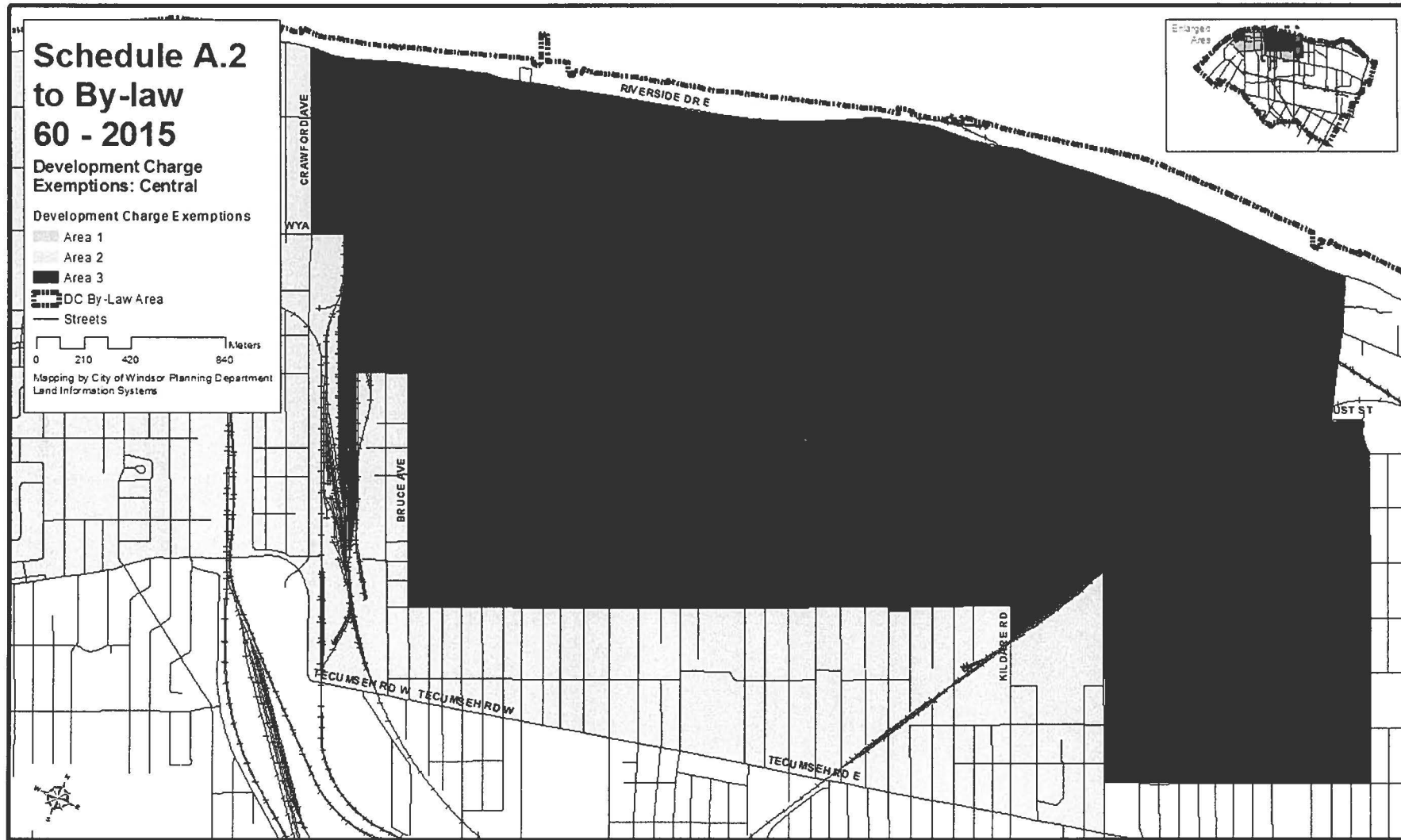
Development Charge By-law Area

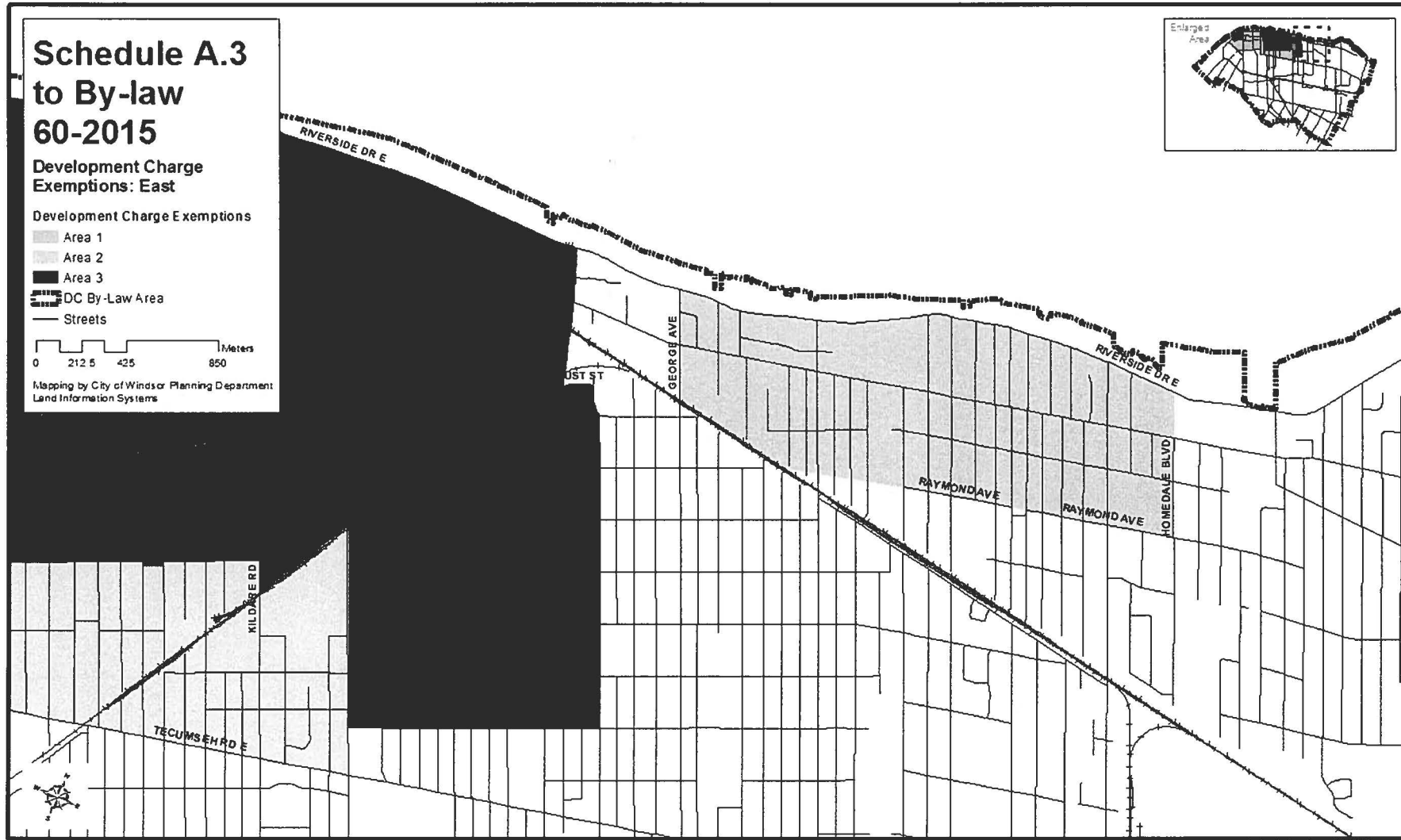
- Legend**
- Streets
 - ▬ DC By-law Area
 - Development Charge Exemptions**
 - Area 1
 - Area 2
 - Area 3



0 1,000 2,000 4,000 Meters
Mapping by City of Windsor Planning Department - Land Information Systems







SCHEDULE "B"
TO BY-LAW 60 - 2015

BEING A BY-LAW TO IMPOSE
DEVELOPMENT CHARGES
RATES IN EFFECT FROM JUNE 1, 2015 TO MAY 31, 2016

CITY WIDE

Service	Residential Charge By Unit Type			Non-Residential Charge Per Square Metre of GFA			
	Single Detached	Semis, Rows & Other Multiples	Apartment	Industrial ⁽¹⁾		Non-Industrial	
	\$/unit	\$/unit	\$/unit	\$/sq.m	\$/sq.ft	\$/sq.m	\$/sq.ft
General Government	\$75	\$55	\$38	\$0.00	\$0.00	\$0.19	\$0.02
Library Board	\$99	\$72	\$49	\$0.00	\$0.00	\$0.00	\$0.00
Fire Services	\$134	\$97	\$66	\$0.00	\$0.00	\$0.30	\$0.03
Police	\$126	\$91	\$62	\$0.00	\$0.00	\$0.30	\$0.03
Indoor Recreation	\$456	\$332	\$225	\$0.00	\$0.00	\$0.00	\$0.00
Park Development	\$391	\$284	\$193	\$0.00	\$0.00	\$0.00	\$0.00
Public Works and Fleet	\$79	\$58	\$39	\$0.00	\$0.00	\$0.19	\$0.02
Parking	\$71	\$52	\$35	\$0.00	\$0.00	\$0.16	\$0.01
Transit	\$119	\$87	\$59	\$0.00	\$0.00	\$0.27	\$0.03
Sub-Total General Services	\$1,550	\$1,128	\$766	\$0.00	\$0.00	\$1.41	\$0.14
Roads and Related	\$10,297	\$7,488	\$5,070	\$0.00	\$0.00	\$35.52	\$3.30
Sanitary Sewers and Pollution Control	\$1,709	\$1,243	\$842	\$0.00	\$0.00	\$5.88	\$0.55
Storm Sewer & Municipal Drains	\$5,390	\$3,920	\$2,655	\$0.00	\$0.00	\$18.55	\$1.72
Water Storage and Distribution	\$1,491	\$1,084	\$734	\$0.00	\$0.00	\$5.14	\$0.48
Sub-Total Engineered Services	\$18,887	\$13,735	\$9,301	\$0.00	\$0.00	\$65.09	\$6.05
TOTAL DEVELOPMENT CHARGE	\$20,437	\$14,863	\$10,067	\$0.00	\$0.00	\$66.50	\$6.19

Note:

(1) As per section 12(e) of this by-law Industrial land uses are exempt from the payment of these charges.

SCHEDULE "C"
TO BY-LAW 60 - 2015

BEING A BY-LAW TO IMPOSE
DEVELOPMENT CHARGES
RATES IN EFFECT FROM JUNE 1, 2015 TO MAY 31, 2016

AREA 1

Service	Residential Charge By Unit Type			Non-Residential Charge Per Square Metre of GFA			
	Single Detached	Semis, Rows & Other Multiples	Apartment	Industrial ⁽¹⁾		Non-Industrial	
	\$/unit	\$/unit	\$/unit	\$/sq.m	\$/sq.ft	\$/sq.m	\$/sq.ft
General Government	\$75	\$55	\$38	\$0.00	\$0.00	\$0.19	\$0.02
Library Board	\$99	\$72	\$49	\$0.00	\$0.00	\$0.00	\$0.00
Fire Services	\$134	\$97	\$66	\$0.00	\$0.00	\$0.30	\$0.03
Police	\$126	\$91	\$62	\$0.00	\$0.00	\$0.30	\$0.03
Indoor Recreation	\$456	\$332	\$225	\$0.00	\$0.00	\$0.00	\$0.00
Park Development	\$391	\$284	\$193	\$0.00	\$0.00	\$0.00	\$0.00
Public Works and Fleet	\$79	\$58	\$39	\$0.00	\$0.00	\$0.19	\$0.02
Parking	\$71	\$52	\$35	\$0.00	\$0.00	\$0.16	\$0.01
Transit	\$119	\$87	\$59	\$0.00	\$0.00	\$0.27	\$0.03
Sub-Total General Services	\$1,550	\$1,128	\$766	\$0.00	\$0.00	\$1.41	\$0.14
Roads and Related	\$7,723	\$5,616	\$3,801	\$0.00	\$0.00	\$26.64	\$2.47
Sanitary Sewers and Pollution Control	\$1,282	\$932	\$632	\$0.00	\$0.00	\$4.41	\$0.41
Storm Sewer & Municipal Drains	\$4,043	\$2,940	\$1,991	\$0.00	\$0.00	\$13.91	\$1.29
Water Storage and Distribution	\$1,118	\$813	\$551	\$0.00	\$0.00	\$3.86	\$0.36
Sub-Total Engineered Services	\$14,166	\$10,301	\$6,975	\$0.00	\$0.00	\$48.82	\$4.53
TOTAL DEVELOPMENT CHARGE	\$15,716	\$11,429	\$7,741	\$0.00	\$0.00	\$50.23	\$4.67

Note:

(1) As per section 12(e) of this by-law Industrial land uses are exempt from the payment of these charges.

SCHEDULE "D"
TO BY-LAW 60 - 2015

BEING A BY-LAW TO IMPOSE
DEVELOPMENT CHARGES
RATES IN EFFECT FROM JUNE 1, 2015 TO MAY 31, 2016

AREA 2

General Services	Residential Charge By Unit Type			Non-Residential Charge Per Square Metre of GFA			
	Single Detached	Semis, Rows & Other Multiples	Apartment	Industrial ⁽¹⁾		Non-Industrial	
	\$/unit	\$/unit	\$/unit	\$/sq.m	\$/sq.ft	\$/sq.m	\$/sq.ft
General Government	\$75	\$55	\$38	\$0.00	\$0.00	\$0.19	\$0.02
Library Board	\$99	\$72	\$49	\$0.00	\$0.00	\$0.00	\$0.00
Fire Services	\$134	\$97	\$66	\$0.00	\$0.00	\$0.30	\$0.03
Police	\$126	\$91	\$62	\$0.00	\$0.00	\$0.30	\$0.03
Indoor Recreation	\$456	\$332	\$225	\$0.00	\$0.00	\$0.00	\$0.00
Park Development	\$391	\$284	\$193	\$0.00	\$0.00	\$0.00	\$0.00
Public Works and Fleet	\$79	\$58	\$39	\$0.00	\$0.00	\$0.19	\$0.02
Parking	\$71	\$52	\$35	\$0.00	\$0.00	\$0.16	\$0.01
Transit	\$119	\$87	\$59	\$0.00	\$0.00	\$0.27	\$0.03
Sub-Total General Services	\$1,550	\$1,128	\$766	\$0.00	\$0.00	\$1.41	\$0.14
Roads and Related	\$5,148	\$3,744	\$2,533	\$0.00	\$0.00	\$17.76	\$1.65
Sanitary Sewers and Pollution Control	\$855	\$622	\$421	\$0.00	\$0.00	\$2.94	\$0.27
Storm Sewer & Municipal Drains	\$2,695	\$1,960	\$1,328	\$0.00	\$0.00	\$9.28	\$0.86
Water Storage and Distribution	\$746	\$542	\$367	\$0.00	\$0.00	\$2.57	\$0.24
Sub-Total Engineered Services	\$9,444	\$6,868	\$4,649	\$0.00	\$0.00	\$32.55	\$3.02
TOTAL DEVELOPMENT CHARGE	\$10,994	\$7,996	\$5,415	\$0.00	\$0.00	\$33.96	\$3.16

Note:

(1) As per section 12(e) of this by-law Industrial land uses are exempt from the payment of these charges.

SCHEDULE "E"
TO BY-LAW 60 - 2015

BEING A BY-LAW TO IMPOSE
DEVELOPMENT CHARGES
RATES IN EFFECT FROM JUNE 1, 2015 TO MAY 31, 2016

AREA 3

General Services	Residential Charge By Unit Type			Non-Residential Charge Per Square Metre of GFA			
	Single Detached	Semis, Rows & Other Multiples	Apartment	Industrial ⁽¹⁾		Non-Industrial	
	\$/unit	\$/unit	\$/unit	\$/sq.m	\$/sq.ft	\$/sq.m	\$/sq.ft
General Government	\$75	\$55	\$38	\$0.00	\$0.00	\$0.19	\$0.02
Library Board	\$99	\$72	\$49	\$0.00	\$0.00	\$0.00	\$0.00
Fire Services	\$134	\$97	\$66	\$0.00	\$0.00	\$0.30	\$0.03
Police	\$126	\$91	\$62	\$0.00	\$0.00	\$0.30	\$0.03
Indoor Recreation	\$456	\$332	\$225	\$0.00	\$0.00	\$0.00	\$0.00
Park Development	\$391	\$284	\$193	\$0.00	\$0.00	\$0.00	\$0.00
Public Works and Fleet	\$79	\$58	\$39	\$0.00	\$0.00	\$0.19	\$0.02
Parking	\$71	\$52	\$35	\$0.00	\$0.00	\$0.16	\$0.01
Transit	\$119	\$87	\$59	\$0.00	\$0.00	\$0.27	\$0.03
Sub-Total General Services	\$1,550	\$1,128	\$766	\$0.00	\$0.00	\$1.41	\$0.14
Roads and Related	\$2,575	\$1,872	\$1,265	\$0.00	\$0.00	\$8.89	\$0.83
Sanitary Sewers and Pollution Control	\$427	\$311	\$211	\$0.00	\$0.00	\$1.47	\$0.14
Storm Sewer & Municipal Drains	\$1,348	\$980	\$664	\$0.00	\$0.00	\$4.64	\$0.43
Water Storage and Distribution	\$373	\$271	\$184	\$0.00	\$0.00	\$1.29	\$0.12
Sub-Total Engineered Services	\$4,723	\$3,434	\$2,324	\$0.00	\$0.00	\$16.29	\$1.52
TOTAL DEVELOPMENT CHARGE	\$6,273	\$4,562	\$3,090	\$0.00	\$0.00	\$17.70	\$1.66

Note:

(1) As per section 12(e) of this by-law industrial land uses are exempt from the payment of these charges.