

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2014)-19692

A by-law for the imposition of Development Charges and to repeal By-law Number (2009) – 18729

WHEREAS the City of Guelph will experience growth through development and re-development;

AND WHEREAS development and redevelopment require the provision of physical and other services by the City of Guelph;

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

AND WHEREAS the *Development Charges Act, 1997* (the “Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased Capital Costs required because of increased needs for services arising from the development and redevelopment of land;

AND WHEREAS a development charge background study and addenda reports have been completed in accordance with the Act;

AND WHEREAS the Council of the Corporation of the City of Guelph has given notice of and held public meetings on the 18th day of November, 2013 and the 27th day of January, 2014 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. **INTERPRETATION**

In this By-law, the following items shall have the corresponding meanings:

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

“Accessory Use” means a use, including a building or structure, that is subordinate in purpose or floor area or both, naturally and normally incidental, and exclusively devoted to the main use, building or structure situated on the same lot;

“Apartment” means any Dwelling Unit within a building containing three or more Dwelling Units where access to each Dwelling Unit is obtained through a common entrance or entrances from the street level and the Dwelling Units are connected by an interior corridor;

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

“Board of Education” has the same meaning as “Board” as set out in the *Education Act*, R.S.O. 1990, c. E.2, as amended, or any successor thereof;

“Building Code Act” means the *Building Code Act*, S.O. 1992, c. 23, as amended, or any successor thereof;

“Capital Costs” means costs incurred or proposed to be incurred by the City or a Local Board thereof directly or by others on behalf of, and as authorized by, the City or Local Board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - (i) furniture and equipment other than computer equipment,
 - (ii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c. P.44, as amended, or any successor thereof, and
 - (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d) above, including the development charge background study,

required for the provision of Services designated in this By-law within or outside the City, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“City” means The Corporation of the City of Guelph;

“Computer Establishment” means a building or structure used or designed or intended for use as a computer establishment as this term is defined in the Zoning By-Law and located in the B.1 (Industrial) Zone, B.2 (Industrial) Zone, B.3 (Industrial) Zone or B.5 (Corporate Business Park) Zone or in any specialized B.1, B.2, B.3 or B.5 Zone under the Zoning By-Law;

“Council” means the Council of the Corporation of the City of Guelph;

“Development” means the construction, erection, or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof or any development requiring any of the actions described in section 3.4(a), and includes Redevelopment;

“Development Charge” means a charge imposed with respect to this By-law;

“Discounted Services” means those Services described in section 2.1(a);

“Dwelling Unit” means any part of a building or structure used or designed or intended for use 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 Industrial Building” means a building used for or in connection with,

- (a) manufacturing, producing, processing, storing or distributing something,
- (b) research or development in connection with manufacturing, producing or processing something,
- (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed a material portion of, if the retail sales are at the site where the manufacturing, production or processing takes place,
- (d) storage by a manufacturer, producer or processor of something they manufactured, produced or processed a material portion of, if the storage is at the site where the manufacturing, production or processing takes place,
- (e) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution,

provided that: (A) such industrial building or buildings existed on a lot in the City of Guelph on the day this By-law comes into effect or the first industrial building or buildings constructed and occupied on a vacant lot pursuant to site plan approval under section 41 of the Planning Act subsequent to this By-law coming into effect for which full Development Charges were paid; and (B) an Existing Industrial Building shall not include retail warehouses;

“Farm Building” means that part of a building or structure which is part of a bona fide farming operation, including barns, silos and other Development ancillary to an agricultural use, but excluding a Residential Use;

“Garden Suite” includes a coach house and means a Dwelling Unit which may be designed to be portable, which is located on the same lot as, and fully detached from, an existing Dwelling Unit and which is clearly ancillary to the existing Dwelling Unit;

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

“Gross Floor Area” means:

- (a) in the case of a residential building or structure, the total area of all floors above Grade of a Dwelling Unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the Dwelling Unit from any other Dwelling Unit or other portion of a building; and

(b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure 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, and includes the floor area of a Mezzanine;

“Local Board” has the same definition as defined in the Act;

“Mezzanine” means the floor area located between the floor and the ceiling of any room or storey, with or without partitions or other visual obstructions;

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

“Multiple Unit Dwellings” means any Dwelling Unit other than a Single Detached Unit, Semi-Detached Unit and Apartment Dwellings Unit;

“Multiple Unit Cluster Townhouse” means a Townhouse situated on a lot in such a way that at least one Dwelling Unit does not have legal frontage on a public street;

“Multiple Unit Stacked Townhouse” means one building or structure containing two Townhouses divided horizontally, one atop the other;

“Non-Discounted Services” means those Services described in section 2.1(b);

“Non-Residential Use” means land, buildings or structures of any kind whatsoever used or designed or intended for a use other than a Residential Use;

“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;

“Redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from a Residential Use to a Non-Residential Use or from a Non-Residential Use to a Residential Use, or changing a building or structure from one form of Residential Use to another form of Residential Use or from one form of Non-Residential Use to another form of non-residential and including any development or redevelopment requiring any of the actions described in section 3.4(a);

“Research Establishment” means a building or structure used or designed or intended for use as a research establishment as this term is defined in the Zoning By-Law and is located in the B.1 (Industrial) Zone, B.2 (Industrial) Zone, B.3 (Industrial) Zone or B.5 (Corporate Business Park) Zone or in any specialized B.1, B.2, B.3 or B.5 Zone under the Zoning By-Law;

“Residential Use” means land, buildings or structures of any kind whatsoever used or designed or intended for use as living accommodations for one or more individuals, but does not include land, buildings, or structures used or designed or intended for use as Short Term Accommodation;

“Semi-Detached Unit” means a Dwelling Unit in a residential building consisting of two Dwelling Units having one vertical wall or one horizontal wall, but no other parts, attached;

“Service” means a service designated in section 2.1, and “Services” shall have a corresponding meaning;

“Short Term Accommodation” means a building or structure used or designed or intended for use as a hotel, tourist home, lodging unit or bed and breakfast as these terms are defined in the Zoning By-Law;

“Single Detached Unit” means a free-standing, separate and detached residential building or structure consisting of one Dwelling Unit, and includes a Mobile Home but does not include a Garden Suite;

“Townhouse” means a building or structure that is divided vertically into three or more separate Dwelling Units and includes a row house;

“University” means the University of Guelph established by *An Act to Incorporate the University of Guelph*, S.O. 1964, c. 120, as amended;

“University Related Purposes” means those objects and purposes set out in section 3 of *An Act to Incorporate the University of Guelph*, S.O. 1964, c. 120, as amended;

“Zoning By-Law” means City of Guelph By-law Number (1995)-14864, as amended, or any successor thereof.

2. DESIGNATION OF SERVICES

2.1 The two categories of Services for which Development Charges are imposed under this By-law are as follows:

(a) Non-Discounted Services:

- i. Water Services;
- ii. Wastewater Services;
- iii. Stormwater Services;
- iv. Services Related to a Highway and Related Services;
- v. Fire Protection Services; and
- vi. Police Services;

(b) Discounted Services:

- i. Library Services;
- ii. Indoor Recreation Services;
- iii. Outdoor Recreation Services;
- iv. Transit;
- v. Administration;

- vi. Ambulance Services;
- vii. Municipal Courts;
- viii. Health Services; and
- ix. Municipal Parking.

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

3. APPLICATION OF BY-LAW RULES

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

- (a) the lands are located in the area described in section 3.2; and
- (b) the Development requires any of the approvals set out in section 3.4(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the City.

3.3. This By-law shall not apply to lands that are owned by and used for the purposes of:

- (a) the City or a Local Board thereof;
- (b) a Board of Education; or
- (c) the Corporation of the County of Wellington or a Local Board thereof.

Approvals for Development

3.4 (a) Development Charges shall be imposed on all land, buildings or structures that are developed for residential or Non-Residential Uses if the Development requires:

- (i) the passing of a Zoning By-Law or of an amendment to a Zoning By-Law under section 34 of the *Planning Act*;
- (ii) the approval of a minor variance under section 45 of the *Planning Act*;
- (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
- (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (v) a consent under section 53 of the *Planning Act*;
- (vi) the approval of a description under section 9 of the *Condominium Act*, S.O. 1998, c. C.19, as amended, or any successor thereof; or
- (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

(b) No more than one development charge for each Service designated in section 2.1 shall be imposed upon any land, buildings or structures to which this By-law applies even though two or more of the actions described in section 3.4(a) are required before the land, buildings or structures can be developed.

- (c) Despite section 3.4(b), if two or more of the actions described in section 3.4(a) occur at different times, additional Development Charges shall be imposed if the subsequent action has the effect of increasing the need for Services.

Exemptions

3.5.1 Notwithstanding the provisions of this By-law, Development Charges shall not be imposed with respect to:

- (a) Development of land, buildings or structures for University-Related Purposes within the University defined area as set out in Schedule C;
- (b) land, buildings or structures outside the defined area as set out in Schedule C which are now owned directly or indirectly by the University or on behalf of the University or which may be acquired by the University and which are developed or occupied for University-Related Purposes, provided that, where only a part of such land, buildings or structures are so developed, then only that part shall be exempt from the Development Charges specified under this By-law;
- (c) land, buildings or structures used or to be used for a Place of Worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*;
- (d) land, buildings or structures used or to be used by a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, as amended, or any successor thereof;
- (e) Non-Residential Uses permitted pursuant to section 39 of the *Planning Act*;
- (f) the Development of non-residential Farm Buildings constructed for bona fide farm uses;
- (g) Development creating or adding an Accessory Use or accessory structure not exceeding 10 square metres of Gross Floor Area;
- (h) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c. P.40, as amended, or any successor thereof;
- (i) the issuance of a building permit for the enlargement or creation of Dwelling Units in prescribed classes in accordance with section 2(3) of the Act; or
- (j) the exempt portion of an enlargement of the Gross Floor Area of an Existing Industrial Building in accordance with section 4 of the Act.

3.5.2 For the purposes of the exemption for the enlargement of Existing Industrial Buildings set out in section 3.5.1(j) of this By-law, the following provisions shall apply:

- (a) there shall be an exemption from the payment of Development Charges for one or more enlargements of an Existing Industrial Building on its lot, whether attached or separate from the Existing Industrial Building, up to a maximum of fifty per cent of the Gross Floor Area before the first enlargement for which an

exemption from the payment of Development Charges was granted pursuant to the Act or under this section of the By-law or any predecessor hereof;

- (b) Development Charges shall be imposed in the amounts set out in this By-law with respect to the amount of floor area of an enlargement that results in the Gross Floor Area of the industrial building being increased by greater than fifty per cent of the Gross Floor Area of the Existing Industrial Building;
- (c) despite any new lots created which result in an Existing Industrial Building being on a lot separate from its enlargement or enlargements for which an exemption was granted pursuant to the Act or under this section of the By-law (or any predecessor hereof), further exemptions, if any, pertaining to the Existing Industrial Building shall be calculated in accordance with this section of the By-law on the basis of its lot prior to any division; and
- (d) for greater clarity, “Research Establishment” and “Computer Establishment” uses of land, buildings or structures are not industrial uses of land, buildings or structures under this By-law and do not qualify for the exemption under section 3.5.1(j).

Amount of Charges

Residential

- 3.6 The Development Charges set out in Schedule B, shall be imposed on Residential Uses of land, buildings or structures, including a Dwelling Unit accessory to a Non-Residential Use and, in the case of a mixed use building or structure, on the Residential Uses in the mixed use building or structure, according to the type of residential unit and calculated with respect to each of the Services according to the type of Residential Use.

Non-Residential

- 3.7 The Development Charges set out in Schedule B, shall be imposed on Non-Residential Uses of land, buildings.

Reduction of Development Charges for Redevelopment

- 3.8 Despite any other provisions of this By-law, where a building or structure existing on the same land within 48 months prior to the date that the building permit is issued in regard to such Redevelopment was, or is to be demolished, in whole or in part pursuant to an issued demolition permit, or converted from one principal use to another principal use on the same land, in order to facilitate the Redevelopment, the Development Charges otherwise payable with respect to such Redevelopment shall be reduced by the following amounts:
- (a) in the case of a residential building or structure or in the case of Residential Uses in a mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.6 by the number, according to type, of Dwelling Units that have been or will be destroyed, demolished or converted to another principal use; and

- (b) in the case of a non-residential building or structure or in the case of the Non-Residential Uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charges under sections 3.7 by the Gross Floor Area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the Development Charges otherwise payable with respect to the Redevelopment. For greater certainty, any amount of the reductions set out above that exceed the amount of Development Charges otherwise payable with respect to the Redevelopment shall be reduced to zero and shall not be transferred to any other Development or Redevelopment.

- 3.9 For the purposes of determining the 48 month period referred to in section 3.8, the date that a building or structure is deemed to be demolished shall be:
 - (a) the date such building or structure was demolished, destroyed or rendered uninhabitable; or
 - (b) if the former building or structure was demolished pursuant to a demolition permit issued before it was destroyed or became uninhabitable, the date the demolition permit was issued.
- 3.10 For greater certainty, the reduction of Development Charges referred to in section 3.8 does not apply where the demolished building or structure, or any part thereof, when originally constructed was exempt from the payment of Development Charges pursuant to this By-law, or any predecessor thereof.

Time of Payment of Development Charges

- 3.11 Development Charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the Development.
- 3.12 (a) Despite section 3.11, Development Charges with respect to water Services, wastewater Services, stormwater Services, and Services related to a Highway and related Services imposed under section 3.6 with respect to an approval of a residential plan of subdivision under section 51 of the *Planning Act*, except for a residential plan of subdivision for Multiple Unit Cluster Townhouses, Multiple Unit Stacked Townhouses, and Apartments, are calculated, payable and collected immediately upon the Owner entering into the subdivision agreement respecting such plan of subdivision, on the basis of the following:
 - (i) the proposed number and type of Dwelling Units in the final plan of subdivision; and
 - (ii) with respect to blocks in the plan of subdivision intended for future development, the maximum number and type of dwelling units permitted under the zoning in effect at the time the development charges are payable.
- (b) Where a payment has been made pursuant to section 3.12(a), Development Charges with respect to all Services imposed under section 3.6 except for water Services, wastewater Services, stormwater Services, and Services related to a Highway and related Services shall be calculated, payable and collected upon

issuance of a building permit for the Development in accordance with section 3.11.

- 3.13 For the purposes of section 3.12(a)(ii), where the use or uses to which a block in a plan of subdivision may be put pursuant to a zoning by-law passed under section 34 of the *Planning Act* are affected by the use of a holding symbol in the zoning by-law as authorized by section 36 of the *Planning Act*, the maximum number and type of dwelling units shall be determined by reference to the uses in the zoning by-law without regard to the holding symbol.
- 3.14 For the purposes of sections 3.12(a) and 3.13, where a subdivision agreement identifies the number and type of Dwelling Units proposed for the residential plan of subdivision, the number and type of Dwelling Units so identified shall be used to calculate the Development Charges payable under section 3.12(a).
- 3.15 Despite sections 3.11 and 3.12(a), 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.
- 3.16 (a) If, at the time of issuance of a building permit or permits in regard to a lot or block on a plan of subdivision for which payments have been made pursuant to section 3.12(a):
- (i) the type of Dwelling Unit for which the building permit or permits are being issued is different from that used for the calculation and payment under section 3.12(a);
 - (ii) there has been no change in the zoning affecting such lot or block; and
 - (iii) the Development Charges for the type of Dwelling Unit for which the building permit or permits are being issued were greater at the time that payments were made pursuant to section 3.12(a) than for the type of Dwelling Unit used to calculate the payment under section 3.12(a),

an additional payment to the City is required for the Services paid for pursuant to section 3.12(a), which additional payment, in regard to such different unit types, shall be the difference between the Development Charges for those Services in respect to the type of Dwelling Unit for which the building permit or permits are being issued, calculated as at the date of issuance of the building permit or permits, and the Development Charges for those Services previously collected in regard thereto, adjusted in accordance with section 5.

- (b) If, at the time of issuance of a building permit or permits in regard to a lot or block on a plan of subdivision for which payments have been made pursuant to section 3.12(a):
- (i) the total number of Dwelling Units of a particular type for which the building permit or permits have been or are being issued is greater, on a cumulative basis, than that used for the calculation and payment under section 3.12(a); and
 - (ii) there has been no change in the zoning affecting such lot or block,

an additional payment to the City is required for the Services paid for pursuant to section 3.12(a), which additional payment shall be calculated on the basis of the

number of additional Dwelling Units at the rate for those Services prevailing at the date of issuance of the building permit or permits for such Dwelling Units.

- (c) If, at the time of issuance of a building permit or permits in regard to a lot or block on a plan of subdivision for which payments have been made pursuant to section 3.12(a):
- (i) the type of Dwelling Unit for which the building permit or permits are being issued is different than that used for the calculation and payment under section 3.12(a);
 - (ii) there has been no change in the zoning affecting such lot or block; and
 - (iii) the Development Charges for the type of Dwelling Unit for which building permits are being issued were less at the time that payments were made pursuant to section 3.12(a) than for the type of Dwelling Unit used to calculate the payment under section 3.12(a),

a refund shall be paid by the City for the Services paid for pursuant to section 3.12(a) in regard to such different unit types, which refund shall be the difference between the Development Charges for those Services previously collected, adjusted in accordance with section 5 to the date of issuance of the building permit or permits, and the Development Charges for those Services in respect to the type of Dwelling Unit for which building permits are being issued, calculated as at the date of issuance of the building permit or permits.

- (d) If, at the time of issuance of a building permit or permits in regard to a lot or block on a plan of subdivision for which payments have been made pursuant to section 3.12(a),
- (i) the total number of Dwelling Units of a particular type for which the building permit or permits have been or are being issued is less, on a cumulative basis, than that used for the calculation and payment under section 3.12(a), and
 - (ii) there has been no change in the zoning affecting such lot or block,

a refund shall be paid by the City for the Services paid for pursuant to section 3.12(a), which refund shall be calculated on the basis of the number of fewer Dwelling Units at the rate for those Services prevailing at the date of issuance of the building permit or permits for such Dwelling Units.

3.17 Despite sections 3.16 (c) and (d), a refund shall not exceed the amount of the Development Charges for the Services paid under section 3.12(a).

4. PAYMENT BY SERVICES

Despite the payment required under sections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a Service to which a development charge relates under this By-law.

5. INDEXING

Development Charges pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on the first anniversary date of this By-law

coming into effect and each anniversary date thereafter, in accordance with the index prescribed in the Act.

6. SCHEDULES

The following schedules shall form part of this By-law:

- Schedule A - Components of Services Designated in Section 2.1
- Schedule B - Residential and Non-Residential Development Charges
- Schedule C - Lands Exempt from Development Charges in Regard to the University of Guelph within the Defined Area

7. CONFLICTS

7.1 Where the City and an Owner or former Owner have entered into an agreement with respect to land within the area to which this By-law applies and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

7.2 Notwithstanding section 7.1, where a Development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in section 3.4(a), an additional Development charge in respect of the Development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the Development has the effect of increasing the need for Services, unless such agreement provides otherwise.

8. SEVERABILITY

If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. DATE BY-LAW IN FORCE

This By-law shall come into effect at 12:01 A.M. on **March 2, 2014**.

10. DATE BY-LAW EXPIRES

This By-law will expire at 12:01 A.M. on **March 2, 2019** unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

By-law Number (2009)-18729 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED this 10th day of February, 2014

Karen Farbridge, Mayor

Tina Agnello, Deputy Clerk

By-law Number (2014)-19692
SCHEDULE A
COMPONENTS OF SERVICES DESIGNATED IN SECTION 2.1

100% Eligible Services

Water Services

Treatment Plants and Storage
Distribution Systems

Wastewater Services

Treatment Plant
Sewers

Stormwater Services

Services Related to a Highway & Related (Facility & Vehicle/Equipment) Services

Services Related to a Highway & Traffic Signals
Public Works Rolling Stock

Fire Protection Services

Fire Stations
Fire Vehicles
Small Equipment and Gear

Police Services

Police Detachments
Small Equipment and Gear

90% Eligible Services

Library Services

Public Library Space
Library Materials

Transit

Transit Vehicles
Transit Facilities
Other Transit Infrastructure

Administration

Studies

Indoor Recreation Services

Recreation Facilities
Recreation Vehicles and Equipment

Outdoor Recreation Services

Parkland Development, Amenities, Amenity Buildings, Trails
Parks Vehicles and Equipment

Ambulance Services

Ambulance Facilities
Vehicle Equipment

Municipal Parking

Municipal Parking Spaces

Municipal Courts

Facility Space

Health Services

Facility Space

SCHEDULE "B"

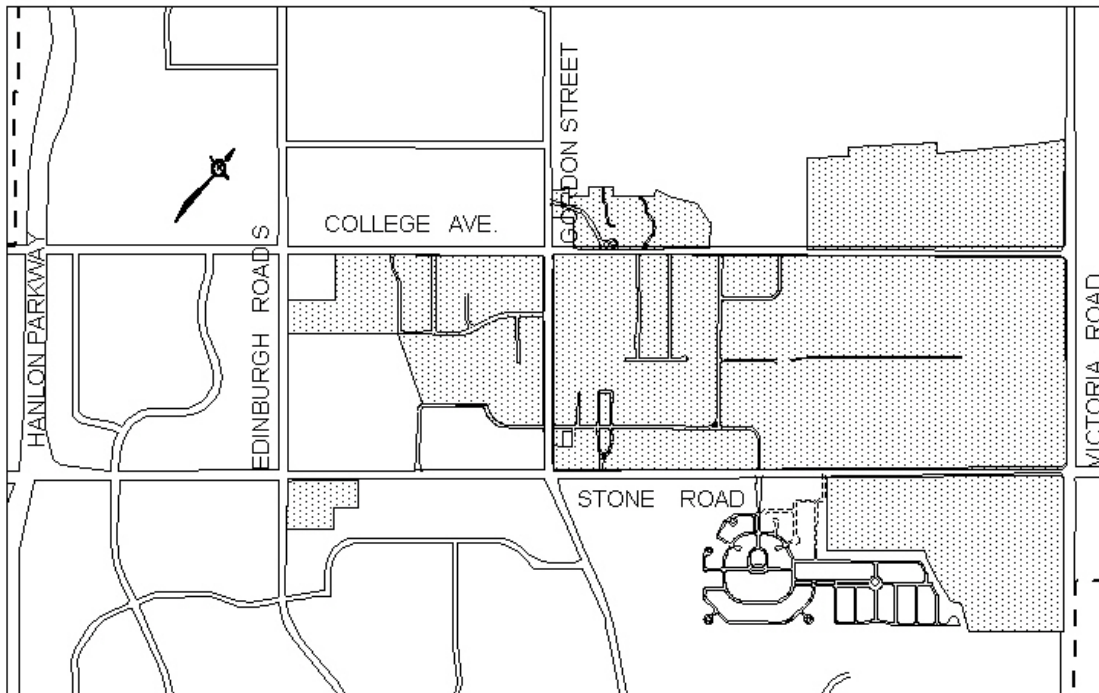
BY-LAW NO. (2014) -19692

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m ² of Gross Floor Area)	(per ft ² of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway & Related	3,411	2,053	1,432	2,569	15.50	1.44
Transit	505	304	212	380	2.58	0.24
Municipal Parking	686	413	288	517	3.44	0.32
Fire Protection Services	284	171	119	214	1.29	0.12
Police Services	399	240	167	300	1.83	0.17
Outdoor Recreation Services	3,341	2,011	1,402	2,516	1.51	0.14
Indoor Recreation Services	2,556	1,538	1,073	1,925	1.18	0.11
Library Services	540	325	227	407	0.22	0.02
Administration	318	191	133	239	1.61	0.15
Provincial Offences Act	9	5	4	7	-	0.00
Health Services	64	39	27	48	0.11	0.01
Ambulance	29	17	12	22	0.11	0.01
Total Municipal Wide Services	12,142	7,307	5,096	9,144	29.38	2.73
Urban Services						
Stormwater Services	121	73	51	91	0.54	0.05
Wastewater Services	6,344	3,818	2,663	4,778	28.77	2.67
Water Services	8,625	5,191	3,620	6,495	39.09	3.63
Total Urban Services	15,090	9,082	6,334	11,364	68.40	6.36
GRAND TOTAL RURAL AREA	12,142	7,307	5,096	9,144	29.38	2.73
GRAND TOTAL URBAN AREA	27,232	16,389	11,430	20,508	97.78	9.09

**By-law Number (2014)-19692
SCHEDULE C**

**UNIVERSITY OF GUELPH
"DEFINED AREAS"**



 **DEFINED AREA**