

Authority: Policy and Finance Committee Report No. 5, Clause No. 1,  
adopted as amended, by City of Toronto Council on June 22, 23 and 24, 2004  
Enacted by Council: June 24, 2004

**CITY OF TORONTO**

**BY-LAW No. 547-2004**

**To amend Municipal Code Chapter 415, Development of Land, by re-enacting Article I,  
Development Charges.**

WHEREAS the City of Toronto has and will continue to experience growth through development; and

WHEREAS development requires the provision of physical infrastructure and other services by the City; and

WHEREAS the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "Act"), authorizes Council to pass by-laws for the imposition of development charges against land; and

WHEREAS Council desires to ensure that the capital cost of meeting development related demands for, or the burden on, City services does not place an undue financial burden on the City or its existing taxpayers while, at the same time, ensuring new development contributes no more than the net capital cost attributable to providing the historic level of services and meeting the requirements of section 5(1) of the Act; and

WHEREAS the City has undertaken a study of, among other matters, the matters raised in section 10 of the Act and section 8 of O. Reg 82/98, services, service levels, expected development, development-related facilities and the costs thereof; and

WHEREAS the Policy and Finance Committee at its meeting dated May 6, 2004, had before it a report entitled "City of Toronto 2004 Development Charge Background Study" prepared by C.N. Watson & Associates Ltd. dated April 21, 2004 (the "Study"); and

WHEREAS the Study was made available to the public at least two weeks prior to the public meeting and Council gave more than twenty days notice to the public and a meeting pursuant to section 12 of the Act was held on May 6, 2004, before the Policy and Finance Committee, prior to and at which the Study dated April 21, 2004, and the proposed development charge by-law were made available to the public and Committee heard comments and representations from all persons who applied to be heard; and

WHEREAS Policy and Finance Committee at its meeting held on June 14, 2004, further considered the Study, as amended by a staff report dated June 9, 2004, which responded to the comments and representations from the persons heard at the public meeting and from other consultations with various stakeholders; and

WHEREAS Council in adopting Clause No. 1 of Report No. 5 of The Policy and Finance Committee at its meeting held on June 22, 23 and 24, 2004, has considered this matter and has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met by approving a capital forecast including the works underlying the development charge calculation;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Chapter 415, Development of Land, of The City of Toronto Municipal Code is amended by deleting Article I, Development Charges, and substituting the following:

ARTICLE I  
**Development Charges**

**§ 415-1. Definitions.**

As used in this article the following terms shall have the meanings indicated:

**ACCESSORY USE** — The building or structure or part thereof is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure.

**ACT** — The *Development Charges Act, 1997, S.O. 1997, c.27*.

**APARTMENT UNIT** — Any residential dwelling unit within a residential building, or the residential portion of a mixed use building, where such unit is accessed through a common entrance or entrances from the street level and an interior corridor, and the building contains three or more units with such access.

**BACHELOR UNIT** — A residential dwelling unit consisting of a self-contained living area in which culinary and sanitary facilities are provided for the exclusive use of the occupant but not including a separate bedroom.

**BEDROOM** — Any room used or designed or intended for use as sleeping quarters but does not include a living room, dining room, kitchen or an area to be used as a den, study or other similar area.

**BOARD OF EDUCATION** — The same meaning as that specified in the *Education Act*.

**BUILDING CODE ACT** — The *Building Code Act, 1992, S.O. 1992, c.23*.

**BUILDING PERMIT** — A permit issued pursuant to the Building Code Act that permits the construction of all buildings and structures above grade.

**CAPITAL COST** — The same meaning it has in the Act.

**CHIEF BUILDING OFFICIAL** — A chief building official appointed or constituted under section 3 of the Building Code Act.

**COMPLETE BUILDING PERMIT APPLICATION** — An application submitted to the Chief Building Official for an above grade building permit which complies with all technical requirements of the Building Code Act and includes the payment of all applicable fees.

**DEVELOPMENT** — Any activity or proposed activity in respect of land that requires one or more of the actions referred to in § 415-5A and includes a trailer or mobile home park, the redevelopment of land or the redevelopment, expansion, extension or alteration, or any two or more of them, of a use, building or structure, except interior alterations to an existing building or structure which do not intensify the use of the building.

**DEVELOPMENT CHARGE** — A charge imposed under this article.

**DWELLING ROOM** — A room used or designed for human habitation and may include either but not both culinary or sanitary conveniences, and:

- A. Includes but is not limited to rooms in the following building types as defined in this article: a group home, nursing home, a retirement home or lodge and a special care or special need dwelling.
- B. Does not include:
  - (1) A room in a hotel, motel, tourist home or guest home;
  - (2) A bathroom or kitchen;
  - (3) A room in a dwelling unit; or
  - (4) A windowless storage room that has a floor area of less than 10 square metres.

**DWELLING UNIT** — Living accommodation comprising a single housekeeping unit within any part of a building or structure used, designed or intended to be used by one person or persons living together, in which both culinary and sanitary facilities are provided for the exclusive use of such person or persons, but does not include a room or suite of rooms in a hotel, tourist home or guest home.

**FORMER MUNICIPALITIES** — The former Municipality of Metropolitan Toronto, the former Cities of Etobicoke, North York, Scarborough, Toronto and York and the former Borough of East York as they existed on December 31, 1997.

**GRADE** — The definition provided for the term in the applicable zoning by-law at the time the complete building permit application is submitted to the Chief Building Official.

**GROUP HOME** — A residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a twenty-four hour a day basis on site by agency staff on a shift rotation basis, funded wholly or in part by any government and licensed, approved or supervised by the Province of Ontario under a general or special Act.

**LOCAL BOARD** — The same meaning as defined in the Act.

**MOBILE HOME** — Any dwelling that is designated 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 DWELLING UNIT** — All dwellings units other than single detached, semi-detached and apartment units, and includes row dwellings.

**NON-PROFIT HOUSING** — Housing which is or is intended to be offered primarily to persons or families of low income on a leasehold or co-operative basis and which is owned or operated by:

- A. A non-profit corporation being a corporation, no part of the income of which is payable to or otherwise available for the personal benefit of a member or shareholder thereof; or
- B. A non-profit housing co-operative having the same meaning as in the *Co-operative Corporations Act*.

**NON-RESIDENTIAL GROSS FLOOR AREA** — In the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- A. A room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- B. Loading facilities above or below grade; and
- C. A part of the building or structure above or below grade that is used for the parking of motor vehicles which is associated with but accessory to the principal use.

**NON-RESIDENTIAL USES** — Land, buildings or structures or portions thereof used, or designed or intended for a use other than for a residential use, and includes retail uses as defined in this article, hotels, motels or similar buildings or structures providing temporary accommodation.

**NURSING HOME** — A residential building or the residential portion of a mixed-use building licensed as a nursing home under the *Housing Homes Act*.

**OWNER** — The owner of land or a person who has made application for an approval of the development of land against which a development charge is imposed.

**PARTY WALL** — A wall jointly owned and jointly used by two parties under an easement agreement or by right in law and erected at or upon a line separating two parcels of land each of which is, or is capable of being, a separate real estate entity.

**PLACE OF WORSHIP** — That part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*.

**RESIDENTIAL GROSS FLOOR AREA** — In the case of a dwelling unit, the total area of all floors 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, but does not include any part of the unit used for the parking of motor vehicles or common service areas.

**RESIDENTIAL USE** — Land or building or structures of any kind whatsoever or any portion thereof, used, designed or intended to be used as living accommodations, including accessory uses naturally and normally incidental in purpose and exclusively devoted to the residential use, for one or more individuals and includes a unit designed for combined live/work uses, but does not include a hotel, motel or similar building or structure providing temporary accommodation.

**RETAIL USE** — Lands, buildings or structures or parts thereof used, designed or intended for use for the primary purpose of the sale or rental of services, goods, foods, wares, merchandise, substances, articles or things to the public, and includes offices in connection with, related or ancillary to such retail uses, and includes, but is not limited to, the following:

- A. Restaurants, fast food restaurants, banquet halls.
- B. Night clubs, concert halls and theatres.
- C. Cinemas, movie houses and drive-in theatres.
- D. Automotive fuel stations with or without service facilities, commercial parking structures, specialty automotive shops, automotive repairs, collision services, car or truck washes, and auto dealerships.
- E. Regional shopping centres, community shopping centres and neighbourhood shopping centres, including more than two stores attached and under one ownership.
- F. Department stores and discount stores.
- G. Banks and similar financial institutions, including credit unions but excluding freestanding bank kiosks.
- H. Warehouse clubs and retail warehouses, including commercial establishments which have as their principal use the sale of goods and merchandise to the public in a warehouse format.

I. Personal service stores and establishments.

**RETIREMENT HOME OR LODGE** — A residential building or the residential portion of a mixed-use building which provides room and board accommodation for senior citizens and is not presently governed under any Provincial Act.

**ROOMING HOUSE** — A building originally constructed as a single detached house or semi-detached house that:

- A. Contains dwelling rooms designated or intended for use as a living accommodation by more than three persons; and
- B. May also contain one or more dwelling units.

**ROW DWELLING** — One of a series of three or more attached residential buildings with:

- A. Each building comprising one dwelling unit;
- B. Each building divided vertically from another by a party wall; and
- C. Each building located on a lot.

**SEMI-DETACHED DWELLING** — A residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but no other parts, attached to another dwelling unit where the dwelling units are not connected by an interior corridor.

**SERVICES (OR SERVICE)** — Those services designated in § 415-2C.

**SINGLE DETACHED DWELLING and SINGLE DETACHED** — A residential building consisting of one dwelling unit and not attached to another structure used for residential uses or purposes and includes mobile homes.

**SPECIAL CARE OR SPECIAL NEED DWELLING.** — A building containing more than four dwelling units or dwelling rooms that is designed to accommodate individuals with specific needs, including independent permanent living arrangements, where support services such as meal preparation, grocery shopping, laundry, housekeeping nursing, respite care and attendant services are provided at various levels, and:

- A. The units have a common entrance from street level;
- B. The occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings; and
- C. The units or rooms may or may not have exclusive sanitary or culinary facilities or both.

**§ 415-2. Designation of services.**

- A. It is declared by the Council that all development of land within the City will increase the need for services.
- B. Once this article is in force, the development charge applicable to a development as determined under this article shall apply without regard to the services required or used by any individual development.
- C. Development charges shall be imposed for the following categories of services to pay for the increased capital costs required because of increased needs for services arising from development:
  - (1) Childcare.
  - (2) Shelters and housing.
  - (3) Emergency medical services.
  - (4) Parks and recreation.
  - (5) Urban development services.
  - (6) Development related studies.
  - (7) Library.
  - (8) Fire facilities.
  - (9) Police.
  - (10) Roads.
  - (11) Transit.
  - (12) Sanitary Sewers.
  - (13) Water.
  - (14) Storm Water Management.

**§ 415-3. Rules; applicability.**

- A. For the purpose of complying with section 6 of the Act, rules have been developed as follows:
- (1) The rules for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be in accordance with §§ 415-4 through 415-14.1.
  - (2) The rules for determining the exemptions shall be in accordance with § 415-6.
  - (3) The rules for determining the indexing of development charges shall be in accordance with § 415-11.
  - (4) The rules for determining the phasing in of development charges shall be in accordance with § 415-12.
  - (5) The rules respecting the redevelopment of land shall be in accordance with § 415-7.
  - (6) The area to which this article applies shall be the area described in § 415-4.
- B. Development charges shall be payable in the amounts set out and phased in accordance with § 415-12 and Schedules A and B at the end of this chapter, where the lands are located in the area described in § 415-4A and the development of the lands requires any of the approvals set out in § 415-5A.

**§ 415-4. Areas to which this article applies.**

- A. This article applies to all lands in the geographic area of the City, and applies whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*.
- B. This article shall not apply to lands that are owned by and used for the purposes of:
- (1) The City or a local board thereof as defined in the Act.
  - (2) A board of education.

**§ 415-5. Approvals for development.**

- A. Development charges shall be imposed on all lands, buildings or structures that are developed if the development requires:
- (1) The passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*.
  - (2) Approval of a minor variance under section 45 of the *Planning Act*.



- (3) A conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies.
  - (4) The approval of a plan of subdivision under section 51 of the *Planning Act*.
  - (5) A consent under section 53 of the *Planning Act*.
  - (6) 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 § 415-2C shall be imposed upon any lands, buildings or structures to which this article applies even though two or more of the actions described in § 415-5A are required before the lands, buildings or structures can be developed.

#### **§ 415-6. Exemptions.**

- A. Exemptions for intensification of housing.
- (1) This article does not apply with respect to:
    - (a) An enlargement to an existing dwelling unit.
    - (b) The creation of one or two additional dwelling units in an existing single detached dwelling.
    - (c) The creation of one additional dwelling unit in any existing semi-detached dwelling or other existing residential building.
  - (2) Despite Subsection A(1), development charges shall be imposed if the total gross floor area of the additional one or two dwelling units exceeds the gross floor area of the existing single detached dwelling.
  - (3) Despite Subsection A(1), development charges shall be imposed if the additional dwelling unit has a gross floor area greater than:
    - (a) In the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit.
    - (b) In the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the existing residential building.
  - (4) Definition of gross floor area.
    - (a) For the purposes of Subsection A(2) and (3), “gross floor area” shall be as defined in Ontario Regulation 82/98.

- (b) For ease of reference, the definition of “gross floor area” as currently contained in the regulation is as follows:

“gross floor area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.

B. Other exemptions.

- (1) Despite the provisions of this article, development charges shall not be imposed with respect to:

- (a) Development creating or adding an accessory use or accessory structure not exceeding 10 square metres of residential or non-residential gross floor area.
- (b) A public hospital receiving aid under the *Public Hospitals Act*, and colleges and universities as defined in section 171.1 of the *Education Act* and used for the purposes set out in the respective legislation.
- (c) Lands, buildings or structures that are the subject of an agreement entered into by the City or a Former Municipality which agreement in words expressly exempts the lands, buildings or structures from development charges.
- (d) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground.
- (e) Non-profit housing.
- (f) Dwelling units for which the City has granted conditional approval under the Rental Rehabilitation Assistance Program.
- (g) Rooming houses.
- (h) A temporary building or structure constructed, erected or placed on land for a continuous period not exceeding eight months, if:

[1] The status of the building or structure as a temporary building or structure is maintained in accordance with the provisions of this article; and

[2] Upon application being made for the issuance of a permit under the *Building Code Act*, in relation to a temporary building or structure on land to which a development charge applies, the City may require that the owner submit security satisfactory to the City, to be

realized upon in the event that the building or structure is present on the subject lands for a continuous period exceeding eight months, and development charges thereby become payable.

- (i) Sales offices or pavilions that are required and associated with the sale of new residential development to the public at large.

**§ 415-7. Amount of charge.**

A. Residential charge.

- (1) The development charges described in Schedule A, at the end of this chapter, shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit or a dwelling room 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 or dwelling room, and calculated with respect to each of the services according to the percentage of charge by service set out in Schedule A.
- (2) If a multiple dwelling unit is less than 55 square metres in residential gross floor area, the unit shall be considered to be an apartment unit for the purpose of determining the applicable development charge set out on Schedule A, at the end of this chapter.

B. Non-residential charge.

- (1) The development charges described in Schedule B, at the end of this chapter, shall be imposed upon retail uses of lands, buildings or structures, and in the case of a mixed-use building or structure upon the retail uses of the mixed-use building or structure, according to the amount of non-residential gross floor area and calculated with respect to each of the services according to the percentage of charge by services set out in Schedule B, at the end of this chapter.
- (2) Non-residential uses other than retail uses are not subject to the payment of development charges.

C. Redevelopment.

- (1) Despite any other provision of this article and subject to Subsection C(2), where, as a result of the redevelopment of land, a demolition permit has been issued within the thirty-six month period immediately prior to the date of submission of a complete building permit application with respect to the whole or a part of a building or structure existing on the same land, or a building or structure is to be converted from one use to another use on the same land, the development charges otherwise payable with respect to such redevelopment shall be reduced as follows:

- (a) In the case of a residential building or structure, or the residential uses in a mixed-use building or structure, which is being redeveloped for residential purposes, the development charges will be reduced by an amount calculated by multiplying the applicable development charge under Subsection A by the number of dwelling units or dwelling rooms that have been or will be demolished or converted to another type of residential use, and according to the type of dwelling unit or dwelling room so demolished or converted.
  - (b) In the case of a non-residential building or structure, or the non-residential uses in a mixed-use building or structure, which is being redeveloped for non-residential purposes, no development charge will be imposed to the extent that the existing non-residential gross floor area is replaced by new non-residential gross floor area; however development charges will be imposed on all additional non-residential gross floor area in excess of the existing non-residential gross floor area that has been or will be demolished or converted.
- (2) The amounts or credits under Subsection C(1) shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

**§ 415-8. Calculation and payment of development charges.**

- A. 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 charge applies, unless the development charge is to be paid at a different time under Subsection C or D or under an agreement entered into between the City and the owner under subsection 27(1) of the Act.
- B. Despite § 415-5B, if two or more of the actions described in § 415-5A occur at different times, additional development charges shall be imposed in respect of any increased non-residential gross floor area or additional dwelling units or dwelling rooms permitted by that action.
- C. Despite the provisions of this article, Council may enter into an agreement with any person who is required to pay a development charge providing for all or any part of the development charge to be paid before or after it would otherwise be payable.
- D. Payment.
  - (1) Despite Subsection A, the development charge with respect to water, sanitary sewers, roads and storm water management services to be calculated in accordance with the percentage of charge by service set out in Schedules A and B at the end of this chapter shall be payable, with respect to an approval of a plan of subdivision under section 51 or a consent under section 53 of the *Planning Act*, immediately upon the parties entering into a subdivision agreement or a consent agreement.

- (2) The outstanding balance of the development charge applicable to development with respect to a plan of subdivision or a consent application, as the case may be, shall be calculated, payable and collected at the rate in effect on the date a building permit is issued in respect of the building or structure for the use to which the development charge applies.
  - (3) Where under an agreement entered into by a former municipality which required payments pursuant to a by-law of the former municipality enacted under the *Development Charges Act*, R.S.O. 1990, unless the agreement provides otherwise, any payment of the development charge under the agreement shall be a pro rata credit against the outstanding balance of the development charge applicable to the development which shall be calculated on a pro rata basis, payable and collected as of the date a building permit is issued, or upon execution of a subdivision or consent agreement as provided for in Subsection D(1), in respect of the building or structure for the use to which the development charge applies, but the amount of any such credit shall not exceed, in total, the amount of the development charge otherwise payable.
  - (4) Where under an agreement entered into by a former municipality which required the provision of work pursuant to the *Development Charges Act*, R.S.O. 1990, relating to a service set out in § 415-2, unless the agreement provides otherwise, the provision of services under the agreement shall be a pro rata credit equal to the reasonable cost to the owner of providing the work or service, against the balance of the development charge applicable to the development which shall be calculated on a pro rata basis, payable and collected as of the date a building permit is issued, or upon execution of a subdivision or consent agreement as provided for in Subsection D(1), in respect of the building or structure for the use to which the development charge applies, but the amount of any such credit shall not exceed the total amount of the development charge payable with respect to that service applicable to that development and calculated in accordance with the percentage of charge by service set out in Schedule A or B at the end of this chapter.
- E. 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.
- F. For the purpose of the calculation and collection of development charges under this article, where the provisions of this article conflict with or differ from the provisions of zoning by-laws of the former municipalities, the provisions of this article shall be applied except that the definition of "grade" as defined in § 415-1 shall prevail.

**§ 415-9. Payment by services.**

- A. Despite the provisions of this article, Council may enter into a written agreement requiring the City to provide a credit to an owner against all or part of the development charge payable in respect of a particular development by the provision of work that relates to one or more of the services referred to in § 415-2C, but the credit shall not exceed the standard for the equivalent service for which a development charge is payable under this article.
- B. The agreement shall provide for a credit equal to the reasonable cost to the owner of providing the work or service, but the credit shall not exceed the total amount of the development charge payable with respect to that service and calculated in accordance with the percentage of charge by service set out in Schedule A or B at the end of this chapter, applicable to that development.
- C. Nothing in this article prevents Council from requiring, as a condition of any approval given under the *Planning Act*, that the owner, at the owner's expense, install such local services and local connections as Council may require and are related to the development.

**§ 415-10. Front ending agreements.**

Council may enter into front ending agreements with an owner or owners of land in accordance with section 44 of the Act.

**§ 415-11. Indexing.**

- A. The development charges set out in Schedules A and B at the end of this chapter shall be adjusted by the City Treasurer without amendment to this article on January 1, 2006, in accordance with the most recent change in the Statistics Canada Quarterly Construction Price Statistics, Catalogue Number 62-007 for the preceding period commencing on the date of enactment of this article.
- B. From then on, the development charges set out in Schedules A and B shall be adjusted by the City Treasurer without amendment to this article annually on January 1 of each subsequent year, in accordance with the most recent annual change in the Statistics Canada Quarterly Construction Price Statistics Catalogue Number 62-007.
- C. For greater certainty, Catalogue 62-007-XPB shall be referred to, and the Non-Residential Building Construction Price Index (Toronto) shall be used.

**§ 415-12. Phasing in of development charges.**

- A. The phasing in of the development charge calculated, payable and collected under this article shall be as shown on Schedules A and B at the end of this chapter.

- B. Despite Subsection A, the applicable development charge shall be the development charge shown in Column 2 of Part (1) of Schedule A and B for the period of July 28, 2004, to December 31, 2004 if:
- (1) A complete building permit application is submitted on or before December 31, 2004; and
  - (2) An above grade building permit pursuant to the application is issued to, and fully paid for by, the applicant on or before December 31, 2005.

**§ 415-13. Term of article.**

This article shall continue in full force and effect for a term of five years from the date on which it comes into force.

**§ 415-14. Refunds.**

Where development charges have been paid on the issuance of a building permit and the building permit is subsequently cancelled, the building permit shall be deemed never to have been issued and the amount of the development charges paid shall be refunded to the payor, without interest.

**§ 415-14.1. Additional development charges.**

Additional development charges may be imposed under other by-laws.

2. Chapter 415 is also amended by deleting Schedules A and B to Chapter 415, Article I at the end of the chapter and substituting Schedules A and B at the end of this by-law.
3. As section 1 of this by-law has the effect of repealing codified By-law No. 476-1999, as amended, By-law No. 476-1999, "Being A By-law Respecting Development Charges." as amended, is repealed for by-law record keeping purposes.
4. This by-law shall come into force on July 28, 2004.

ENACTED AND PASSED this 24th day of June, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE A TO CH. 415, ART. I  
RESIDENTIAL DEVELOPMENT CHARGES**

**(1) RESIDENTIAL DEVELOPMENT CHARGE PER UNIT**

<b>Column 1 Unit Type</b>	<b>Column 2 July 28, 2004 to Dec. 31, 2004</b>	<b>Column 3 Jan. 1, 2005 to June 30, 2005</b>	<b>Column 4 July 1, 2005</b>
Single detached and semi-detached dwelling	\$4,370	\$6,723	\$9,075
Apartment unit – two bedroom and larger	2,816	4,351	5,886
Apartment unit – one bedroom and bachelor unit	1,802	2,730	3,658
Multiple dwelling unit	3,544	5,383	7,222
Dwelling room	—	1,172	2,345

**(2) RESIDENTIAL DEVELOPMENT CHARGE EXPRESSED  
AS A PERCENTAGE OF CHARGE BY SERVICE**

<b>Column 1 Service</b>	<b>Column 2 Percentage</b>
Childcare	0.5%
Shelter and housing	3.8%
Emergency medical services	0.5%
Parks and recreation	13.3%
Urban development services	0.8%
Development related studies	1.1%
Library	6.2%
Fire facilities	0.9%
Police	1.3%
Roads	24.8%
Transit	27.7%
Sanitary sewer	15.6%
Water	1.1%
Stormwater management	2.4%
Total percentage of charge by service	100.0%



**SCHEDULE B TO CH. 415, ART. I  
NON-RESIDENTIAL DEVELOPMENT CHARGES**

**(1) NON-RESIDENTIAL DEVELOPMENT CHARGE PER SQUARE METRE**

<b>Column 1 Non-residential Use</b>	<b>Column 2 July 28, 2004 to Dec. 31, 2004</b>	<b>Column 3 Jan. 1, 2005 to June 30, 2005</b>	<b>Column 4 July 1, 2005</b>
Retail use	—	\$36.44	\$72.87

**(2) NON-RESIDENTIAL DEVELOPMENT CHARGE EXPRESSED AS A  
PERCENTAGE OF CHARGE BY SERVICE**

<b>Column 1 Service</b>	<b>Column 2 Percentage</b>
Childcare	0.4%
Shelter and housing	0.0%
Emergency medical services	0.2%
Parks and recreation	0.9%
Urban development services	0.7%
Development related studies	0.9%
Library	0.5%
Fire facilities	0.9%
Police	1.2%
Roads	26.1%
Transit	25.3%
Sanitary sewer	33.2%
Water	5.0%
Stormwater management	4.7%
Total percentage of charge by service	<u>100.0%</u>