

# THE CORPORATION OF THE TOWN OF INNISFIL

## BY-LAW NO. 001-14

### **A By-Law of The Corporation of the Town of Innisfil to impose development charges for the recovery of growth-related capital costs.**

**WHEREAS** subsection 2(1) of the Act provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies; and

**WHEREAS** Council has before it a report entitled “Development Charges Background Study”, the Town of Innisfil, dated October 15, 2013 by Hemson Consulting (the “Study”); and

**WHEREAS** Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on October 30, 2013 prior to and at which the Study and the proposed Development Charge By-law were made available to the public and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”); and

**WHEREAS** following the public meeting, Council afforded the public an additional period of time for the submission of further written representations; and

**WHEREAS** on January 22, 2014, having considered the Study in light of public comment and representation, Council recommended adoption of the study under CR-XX.14;

**WHEREAS** by Resolution No. CR-XXX.14 on January 22, 2014, Council determined that no further Public Meetings are required under Section 12 of the Act; and

**WHEREAS** by Resolution No. CR-XXX.14 on January 22, 2014, 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 No. CR-XXX.14 on January 22, 2014, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges; and

**NOW THEREFORE** the Council of the Corporation of the Town of Innisfil enacts as follows:

#### **Definitions**

1. In this By-law:

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

**Agricultural Use** means a bona fide farming operation, including sod farms, the breeding and boarding of horses, and greenhouses;

**Air-Supported Structure** means an air supported structure as defined in the *Building Code Act*;

**Apartment Dwelling** means a building containing six or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, including units defined as Special Care Dwelling Units;

**Bedroom** means a room which can be used as sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

**Board Of Education** means a board of education, public school board, secondary school board, Catholic school board or Protestant school board;

**Building Or Structure** means a structure occupying an area greater than 10 square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof, but does not include a farm building, but does include an air-supported structure and an exterior storage tank;

**Building Code Act** means the *Building Code Act*, S.O. 1992, chapter 23, as amended, or any successor thereto and all Regulations thereto including the Ontario Building Code, 1997, as amended;

**Building Permit** means a Permit issued in accordance with the Building Code Act.

**Business Park Use** means lands, buildings or structures or units within such buildings or structures to be developed within a commercial business park zone or industrial business park zone as permitted as such within the Town's Zoning By-law 054-04 (24-83, 02-80, 79B25, 81-37, 92-77 or 76-17), or any successor thereto;

**Commercial Use** means lands, buildings or structures or units within such buildings or structures to be developed within a commercial zone as permitted as such within the Town's Zoning By-law 080-13 (054-04, 24-83, 02-80, 79B25, 81-37, 92-77 or 76-17), or any successor thereto;

**County** means The County of Simcoe;

**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 Total Floor Area, and includes Redevelopment;

**Development Charge** means a charge imposed pursuant to this By-law;

**Dwelling Unit** means one or more habitable rooms designed or intended to be used together as a single and separate house-keeping unit by one person or jointly by two or more persons, containing its own kitchen and sanitary facilities, with a private entrance from outside the unit itself;

**Farm Building** means a farm building as defined in the Building Code Act;

**Floor** includes a paved, concrete, wooden, gravel, or dirt floor;

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

**Industrial Use** means lands, buildings or structures or units within such buildings or structures to be developed within an industrial zone as permitted by the Town's Zoning By-law 080-13 (054-04, 24-83, 02-80, 79B25, 81-37, 92-77 or 76-17), or any successor thereto;

**Institutional Use** means lands, buildings or structures or units within such buildings or structures to be developed within an institutional zone as permitted as such within the Town's Zoning By-law 080-13 (054-04, 24-83, 02-80, 79B25, 81-37, 92-77 or 76-17), or any successor thereto;

**Local Board** means a public utility commission, transportation commission, public library board, board of park management, local board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the Town or the County;

**Long Term Care Home or Nursing Home** means premises in which lodging is provided with or without meals and in addition, nursing or medical care and treatment is provided in accordance with the Long Term Care Homes Act, 2007, as amended, and/or other applicable legislation and regulations, and shall include a hospice in accordance with any applicable regulations, but does not include a Retirement Home as defined herein. For the purpose of this by-law, a Long Term Care Home or Nursing Home structure is considered an Institutional Use.

**Manufactured Housing** means a prefabricated dwelling that is manufactured and assembled in a factory and then transported to a site for use. Manufactured Housing are built as dwelling units of at least 30m<sup>2</sup> with a permanent chassis to assure the initial and continued transportability of the home. The combined gross floor area of a Manufactured House shall not exceed 100 square metres. Manufactured Housing does not include modular homes that are constructed and then transported to a site for assembly. For the purposes of this definition, Park Model Trailers are considered Manufactured Housing. Park Model Trailers shall not exceed 50 square meters and are transportable and primarily designed for long-term or permanent placement. For the purpose of this by-law, this type of dwelling unit is considered to be equivalent to a large apartment unit.

**Mezzanine** means a mezzanine as defined in the Building Code Act;

**Multiple Dwellings** means all dwellings other than single-family detached dwellings, semi-detached dwellings, and apartment dwellings;

**Multiple Use** means any Building or Structure that contains portions of the Building or Structure that vary between the definition of Residential or Non-Residential within the same Building or Structure.

**Non-Residential Use** means land, buildings or structures or portions thereof used, or designed or intended to be used for a use other than for 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;

**Places of Worship** means that part of a building or structure that is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990 C.A. 31, as amended, as a place of worship under the Assessment Act, 1990, as amended or any successor thereto;

**Planning Act** means the *Planning Act*, R.S.O. 1990 C.P. 13, as amended and all Regulations enacted thereunder;

**Private School** means an institution at which instruction is provided on any school day for five or more pupils who are of or over compulsory school age in subjects of the elementary or secondary school courses of study as defined by the Education Act, and is not a school of a Board of Education. Notwithstanding the Zoning By-law designation for the lands on which the Private School is to be located, for the purpose of this by-law a Private School is to be considered an Institutional Use;

**Protracted** means in relation to a Temporary Building or Structure the persistence of its construction, erection, placement on land, alteration or of an addition to it for a period exceeding eight months;

**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 residential to non-residential or from non-residential to residential;

**Residential Uses** means land, buildings or structures or portions thereof used, designed, or intended to be used principally (or primarily) as living accommodation for one or more individuals;

**Retirement Home** means premises that provides accommodation primarily to retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided, but which shall not include a Long Term Care Home or Nursing Home. For the purpose of this by-law, a Retirement Home structure will be considered Multi Use.

**Semi-Detached Dwelling** means a building divided vertically, into two separate dwelling units, with at least 50 per cent of the above-grade area of a main wall on one side of each dwelling unit attached to or the same as a main wall on one side of the other dwelling unit;

**Services** means services designated in Section 6 to this By-law or in agreement under Section 44 of the Act, or both;

**Single Family Detached Dwelling** means a completely detached residential building containing only one dwelling unit;

**Special Care Dwelling Unit** means a unit in a residential building not otherwise defined

in this bylaw containing self-contained dwelling units which may include culinary facilities, which are designed to accommodate persons with specific needs and where meals are provided within the development on a regular basis, including, but not limited to, Independent Living Units and Assisted Living Units. For the purpose of this by-law, a Special Care Dwelling Unit is considered to be equivalent to a small apartment unit;

**Temporary Building Or Structure** means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months;

**Total Floor Area** means the sum total of all the areas of the floors in a building or structure, whether at, above, or below-grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:

- (a) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior wall partitions; and
- (b) excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators, washrooms, and the parking and loading of vehicles, and;
- (c) where a building does not have any walls, the total floor area shall be the sum total of the area of land directly beneath the roof of the building and the total areas of the floors in the building or structure.

**Town** means The Corporation of the Town of Innisfil;

## **Rules**

- 2. For the purpose of complying with Section 6 of the Act:
  - (a) the area to which this By-law applies shall be the area described in Section 3 of this By-law;
  - (b) the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a Development Charge is payable in any particular case and for determining the amount of the charge shall be as set forth in sections 4 through 18, inclusive and Section 25 of this By-law;
  - (c) the exemptions provided for by such rules shall be the exemptions set forth in Sections 19 through 23, inclusive of this By-law, the indexing of charges shall be in accordance with Section 16 of this By-law; and
  - (d) there shall be no phasing of the charge as provided in subsection 17(1) of this By-law; and
  - (e) the Redevelopment of land shall be in accordance with the rules set forth in Section 24 of this By-law.

**Lands Affected**

3. This By-law applies to all lands in the geographic area of the Town, subject to the following:
  - (a) municipal sanitary sewerage services Development Charges, as identified on Schedules B, C, D, E, F, G, H, I, J and K will only be levied against development of land that will receive sanitary sewerage services from the Town of Innisfil, or a local board thereof, at the time of development; and
  - (b) municipal water services Development Charges, as identified on Schedule as identified on Schedules B, C, D, E, F, G, H, I, J and K will only be levied against development of land that will receive water services from the Town of Innisfil, or a local board thereof, at the time of Development.

**Designation of Services**

4. It is declared by Council that all development of land within the area to which this By-law applies will increase the need for services.
5. The Development Charge applicable to a Development as determined under this By-law shall apply without regard to the services required or used by an individual Development, except as set out in subsections 3(a) and 3(b) of this By-law.
6. 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:
  - (a) General Government – Growth Studies;
  - (b) Library Services;
  - (c) Fire and Rescue Services;
  - (d) Police Services;
  - (e) Parks and Recreation Services (Indoor);
  - (f) Parks and Recreation Services (Outdoor);
  - (g) Public Works (Buildings and Related);
  - (h) Municipal Fleet;
  - (h) Roads and Related (including associated structures, sidewalks, street lights, traffic signals, multiuse paths and intersection improvements);
  - (i) Utility Services - Sanitary Sewerage; and
  - (j) Utility Services - Water;

**Calculation of Development Charges**

7. The Development Charge with respect to the use of any land, Buildings or Structures shall be calculated as follows:
  - (a) in the case of Residential Development, or the residential portion of a Multiple Use Development, based upon the number and type of Dwelling Units; or
  - (b) in the case of Non-Residential Development, or the non-residential portion of a

Multiple Use Development, based upon the Total Floor Area of such development.

**Approvals for Development**

8. Development Charges shall be imposed against all lands, Buildings or Structures within the area to which this By-law applies if the Development of such lands, Buildings or Structures requires any of the following approvals:
  - (a) the passing of a zoning By-law or of an amendment thereto under Section 34 of the *Planning Act*;
  - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
  - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
  - (e) a consent under Section 53 of the *Planning Act*;
  - (f) the approval of a description under section 50 of the *Condominium Act, 1998*; or
  - (g) the issuing of a Permit under the *Building Code Act* in relation to a Building or Structure.
9. No more than one Development Charge for each service designated in Section 6 shall be imposed upon any lands, Buildings or Structures to which this By-law applies even though two or more of the actions described in Section 8 are required before the lands, Buildings or Structure can be developed.
10. Notwithstanding Section 13 if two or more of the actions described in Section 8 occur at different times, additional Development Charges shall be imposed in respect of any increased or additional Development permitted by that action.
11. Where a Development requires an approval described in Section 8 after the issuance of a Building Permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under Section 8.
12. If a Development does not require a Building Permit but does require one or more of the approvals described in Section 8, then the Development Charge shall nonetheless be payable in respect of any increased or additional Development permitted by such approval required for the increased or additional Development being granted.
13. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under Sections 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, install such local services as council may require, or that the owner pay for local connections to storm drainage facilities installed at the owner's expense, or administrative, processing, or inspection fees.

**Amount of Charge – Residential**

14. The Development Charges described in Schedules A, B, C, D, E, F, G, H, I, J and K to this By-law shall be imposed on Residential Uses of lands, Buildings or Structures, including a Dwelling Unit accessory to a Non-Residential Use and, in the case of a Multiple Use Building or Structure, on the Residential component of the Multiple Use Building or Structure, according to the type of Residential Use.

**Amount of Charge – Non-Residential**

15. The Development Charges described in Schedule A, B, C, D, E, F, G, H, I, J and K to this By-law shall be imposed on Non-Residential Uses of lands, Buildings or Structures and, in the case of a Multiple Use Building or Structure, on the Non-Residential components of the Multiple Use Building or Structure, and calculated with respect to each of the services according to the Total Floor Area of the Non-Residential Use.

**Indexing of Development Charges**

16. The Development Charges set out in Schedules A, B, C, D, E, F, G, H, I, J and K hereto shall be adjusted without amendment to this By-law annually on July 1<sup>st</sup> in each year, commencing July 1<sup>st</sup>, 2014, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007).

**Phasing, Timing of Calculation and Payment**

17. (1) The Development Charges set out in this By-law are not subject to phasing and are payable in full, subject to the exemptions and credits set out in this By-Law from the effective date of this By-law.
- (2) Subject to Section 24 (with respect to Redevelopment) and subsection (3) the Development Charge shall be calculated as of, and shall be payable, on the date the first Building Permit is issued in relation to a building or structure on land to which the Development Charge applies.
- (3) Notwithstanding subsection (2), the Town may require and where so required an Owner shall enter into an agreement, including the provision of security for the Owner's obligations under agreement, pursuant to section 27 of the Act and, without limiting the generality of the foregoing, such an agreement may require the early payment of the development charges hereunder. The terms of such agreement shall then prevail over the provisions of this By-law.

**Payment by Money or the Provision of Services**

18. (1) Payment of Development Charges shall be by cash or by cheque payable to the Treasurer of the Town of Innisfil.
- (2) In the alternative to payment by the means provided in subsection (1), the Town may, by an agreement entered into with the Owner, accept the provision of services in full or partial satisfaction of the Development Charge otherwise payable provided that:



- (a) If the Town and the Owner cannot agree as to the reasonable cost of doing the work under sub-section (2), the dispute shall be referred to Council whose decision shall be final and binding.
- (b) If the credit exceeds the amount of the charge for the service to which the work relates:
  - (i) the excess amount shall not be credited against the charge for any other service, unless the Town has so agreed in an agreement under Section 38 of the Act; and
  - (ii) in no event shall the Town be required to make a cash payment to the credit holder.
- (3) Nothing in this By-law 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 as Council may require in accordance with the Town's local services' policies in effect at the time.

**Rules with Respect to Exemptions for Intensification of Existing Housing**

- 19. (1) This By-law does not apply with respect to approvals related to the residential Development of land, Buildings or Structures that would have the affect only:
  - (a) of permitting the enlargement of an existing Dwelling Unit;
  - (b) of creating one or two additional Dwelling Units in an existing Single Family Detached Dwelling;
  - (c) of creating one additional Dwelling Unit in an existing Semi-Detached Dwelling; or
  - (d) of creating one additional Dwelling Unit for any other existing Residential Use.
- (2) Notwithstanding clauses (1)(b) to (d), a Development Charge shall be imposed with respect to the creation of one or two additional Dwelling Units in a Building, if the Total Floor Area of the additional one or two Dwelling Units exceeds the Total Floor Area of the existing Dwelling Unit for the purposes of clause (1)(b) and (1)(c), and the smallest existing Dwelling Unit for the purposes of clause (1)(d).

**Rules with Respect to Industrial Expansion Exemption**

- 20. (1) If a Development includes the enlargement of the Total Floor Area of an existing Building, the amount of the Development Charge that is payable is the following:
  - (a) if the Total Floor Area is enlarged by 50 per cent or less, the amount of the Development Charge in respect of the enlargement is zero; and
  - (b) if the Total Floor Area is enlarged by more than 50 per cent, Development Charges are payable on the amount by which the enlargement exceeds

50 per cent of the Total Floor Area before the enlargement.

- (2) In this section, for greater certainty in applying the exemption herein:
- (a) the Total Floor Area of an existing Industrial Building shall be determined as of the date this By-law comes in to force; and
  - (b) the Total Floor Area of an existing Industrial Building is enlarged where there is a bona fide increase in the size of the existing Building and the enlarged area is attached to existing Industrial Building and is used for or in connection with an industrial purpose as set out in subsection 1(1) of O. Reg. 82/98. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing Industrial Building by means only of a tunnel, bridge, canopy, corridor or other passageway, or through a shared below grade connection such as a service tunnel, foundation, footing or a parking facility.

**Categories of Exempt Institutions**

21. (1) The following categories of Institutions are hereby designated as being exempt from the payment of Development Charges:
- (a) Buildings or Structures used as Hospitals governed by the *Public Hospitals Act*, R.S.O 1990, c. P. 40;
  - (b) Buildings or Structures owned by and used for the purposes of the Town, the County, or their Local Boards;
  - (c) Buildings or Structures owned by a Board of Education and used for school purposes;
  - (d) Buildings or Structures owned by and used for the purposes of a college of applied arts and technology established pursuant to the Ministry of Training Colleges and Universities Act, R.S.O. 1990, c. M.19;
  - (e) Buildings or Structures owned by and used for the purposes of a university established by an Act of the Legislative Assembly of Ontario; and
  - (f) Places of Worship.
- (2) The exemption referred to in paragraph 21(1)(b) does not apply to the development for Residential Uses of lands owned by:
- (a) the County or any local board thereof; or
  - (b) any corporation owned, controlled, or operated by the County.

**Agricultural Uses**

22. Agricultural Uses as well as Farm Buildings and other ancillary Development to an Agricultural Use excluding any Residential or Non-Residential Uses shall be exempt from the provisions of this By-law.

**Temporary Buildings or Structures**

23. (1) Temporary Buildings or Structures shall be exempt from the provisions of this By-law.
- (2) In the event that a Temporary Building or Structure becomes Protracted, it shall be deemed not to be nor ever to have been a Temporary Building or Structure, and the Development Charges required to be paid under this By-law shall become payable on the date the Temporary Building or Structure becomes Protracted.
- (3) Prior to the Town issuing a Building Permit for a Temporary Building or Structure, the Town may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the Development Charge required by subsection 23(2) of this By-law to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

**Rules with Respect to the Redevelopment of Land**

24. (1) Where there is a Redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a Building or Structure that since has been demolished, a credit shall be allowed against the Development Charge otherwise payable by the owner pursuant to this By-law for the portion of the previous Building or Structure still in existence that is being converted or for the portion of the Building or Structure that has been demolished, as the case may be, calculated by multiplying the number and type of Dwelling Units being converted or demolished or the Non-Residential Total Floor Area being converted or demolished by the relevant Development Charge in effect on the date when the Development Charge is payable in accordance with this By-law.
- (2) A credit in respect of any demolition under this section shall not be given unless a Building Permit has been issued or a subdivision agreement has been entered into with the Town for the Development within five years from the date the demolition permit was issued.
- (3) The amount of any credit hereunder shall not exceed, in total, the amount of the Development Charges otherwise payable with respect to the Development.
- (4) No credit shall be provided for a Development that was exempt from payment of Development Charges at the time of its original construction or for which no Development Charge was paid.

**Interest**

25. The Town shall pay interest on a refund under subsection 18(3) and 25(2) of the *Act* at a rate equal to the Bank of Canada rate on the date this By-law comes into force.

**Front Ending Agreements**

26. The Town may enter into agreements under Section 44 of the *Act*.

**Schedules**

27. The following Schedules are attached to this by-law and form an integral part of this By-law:
- a) Schedule A – Town-Wide Development Charges
  - b) Schedule B – Alcona Service Area – Sewer and Water Charges
  - c) Schedule C – Big Bay Point Shoreline Service Area – Sewer and Water Charges
  - d) Schedule D – Churchill Service Area – Sewer and Water Charges
  - e) Schedule E – Cookstown Service Area – Sewer and Water Charges
  - f) Schedule F – Friday Harbour Resort Service Area – Sewer and Water Charges
  - g) Schedule G – Fennell’s Corner, Gilford, and Degrassi Point Service Area – Sewer and Water Charges
  - h) Schedule H – Innisfil Heights Service Area – Sewer and Water Charges
  - i) Schedule I – Lefroy Service Area – Sewer and Water Charges
  - j) Schedule J – Stroud Service Area – Sewer and Water Charges
  - k) Schedule K – Alcona South Service Area – Sewer and Water Charges
  - l) Schedule L – Geographic area to which the Development Charges rates for Schedules B to K are applied

**By-law Registration**

28. A certified copy of this By-law may be registered in the by-law register in the Land Registry Office against all land in the Town and may be registered against title to any land to which this By-law applies.

**Date By-law Effective**

29. This By-law comes into force on February 1, 2014.

**Date By-law Expires**

30. This By-law expires five years from its effective date.

**Repeal**

31. The following by-laws are repealed effective on the date this By-law comes into force:
- a) By-law 020-09
  - b) By-law 139-12
  - c) By-law 086-09 as amended by By-law 096-12
  - d) By-law 089-09

**Headings for Reference Only**

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

**Severability**

33. If, for any reason, any provision, section, subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

**Short Title**

34. This By-law may be referred to as the Town's Development Charges By-law.

**PASSED THIS 22nd DAY OF JANUARY, 2014.**

\_\_\_\_\_  
**Barbara Baguley, Mayor**

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**Karen Fraser, Acting Clerk**

SCHEDULE 'A'

Town-Wide Development Charges

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
Library Board	\$1,280	\$1,197	\$798	\$609	\$0.00
Fire Services	\$1,369	\$1,280	\$854	\$651	\$7.17
Police Services	\$621	\$580	\$387	\$295	\$3.23
Indoor Recreation	\$6,130	\$5,733	\$3,822	\$2,917	\$0.00
Parks	\$2,089	\$1,954	\$1,303	\$994	\$0.00
Public Works	\$636	\$595	\$396	\$303	\$3.33
Municipal Fleet	\$241	\$226	\$151	\$115	\$1.27
General Government	\$642	\$601	\$400	\$306	\$3.36
<b>Subtotal Town-Wide Soft Services</b>	<b>\$13,008</b>	<b>\$12,166</b>	<b>\$8,111</b>	<b>\$6,190</b>	<b>\$18.36</b>
Roads and Related	\$13,783	\$12,891	\$8,594	\$6,559	\$71.98
<b>Total Town-Wide Services</b>	<b>\$26,791</b>	<b>\$25,057</b>	<b>\$16,705</b>	<b>\$12,749</b>	<b>\$90.34</b>

**SCHEDULE 'B'**

**Alcona Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Alcona</b>					
Water	\$2,351	\$2,199	\$1,466	\$1,119	\$37.79
Sanitary Sewerage	\$7,142	\$6,679	\$4,453	\$3,398	\$52.71
<b>Total Water and Sewer</b>	<b>\$9,493</b>	<b>\$8,878</b>	<b>\$5,919</b>	<b>\$4,517</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

**SCHEDULE 'C'**

**Big Bay Point Shoreline Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Big Bay Point Shoreline</b>					
Water	\$2,359	\$2,206	\$1,471	\$1,122	\$37.79
Sanitary Sewerage	\$25,489	\$23,839	\$15,893	\$12,129	\$52.71
<b>Total Water and Sewer</b>	<b>\$27,848</b>	<b>\$26,045</b>	<b>\$17,364</b>	<b>\$13,251</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.



**SCHEDULE 'D'**

**Churchill Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Churchill</b>					
Water	\$10,513	\$9,833	\$6,555	\$5,003	\$37.79
Sanitary Sewerage	\$12,145	\$11,359	\$7,572	\$5,779	\$52.71
<b>Total Water and Sewer</b>	<b>\$22,658</b>	<b>\$21,192</b>	<b>\$14,127</b>	<b>\$10,782</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

**SCHEDULE 'E'**

**Cookstown Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Cookstown</b>					
Water	\$6,753	\$6,315	\$4,210	\$3,213	\$37.79
Sanitary Sewerage	\$4,805	\$4,494	\$2,996	\$2,286	\$52.71
<b>Total Water and Sewer</b>	<b>\$11,558</b>	<b>\$10,809</b>	<b>\$7,206</b>	<b>\$5,499</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

**SCHEDULE 'F'**

**Friday Harbour Resort Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Friday Harbour Resort</b>					
Water	\$2,008	\$1,878	\$1,252	\$955	\$37.79
Sanitary Sewerage	\$7,078	\$6,620	\$4,413	\$3,368	\$52.71
<b>Total Water and Sewer</b>	<b>\$9,086</b>	<b>\$8,498</b>	<b>\$5,665</b>	<b>\$4,323</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

**SCHEDULE 'G'**

**Fennell's Corner, Gilford, Degrassi Point Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Fennell's Corner, Gilford &amp; Degrassi Point</b>					
Water	\$4,661	\$4,359	\$2,906	\$2,218	\$37.79
Sanitary Sewerage	\$27,000	\$25,252	\$16,835	\$12,848	\$52.71
<b>Total Water and Sewer</b>	<b>\$31,661</b>	<b>\$29,611</b>	<b>\$19,741</b>	<b>\$15,066</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

**SCHEDULE 'H'**

**Innisfil Heights Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Innisfil Heights</b>					
Water	\$7,925	\$7,412	\$4,942	\$3,771	\$37.79
Sanitary Sewerage	\$9,091	\$8,503	\$5,668	\$4,326	\$52.71
<b>Total Water and Sewer</b>	<b>\$17,016</b>	<b>\$15,915</b>	<b>\$10,610</b>	<b>\$8,097</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

**SCHEDULE 'I'**

**Lefroy Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Lefroy</b>					
Water	\$6,063	\$5,670	\$3,780	\$2,885	\$37.79
Sanitary Sewerage	\$7,668	\$7,172	\$4,781	\$3,649	\$52.71
<b>Total Water and Sewer</b>	<b>\$13,731</b>	<b>\$12,842</b>	<b>\$8,561</b>	<b>\$6,534</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

**SCHEDULE 'J'**

**Stroud Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Stroud</b>					
Water	\$2,295	\$2,147	\$1,431	\$1,092	\$37.79
Sanitary Sewerage	\$14,337	\$13,409	\$8,939	\$6,822	\$52.71
<b>Total Water and Sewer</b>	<b>\$16,632</b>	<b>\$15,556</b>	<b>\$10,370</b>	<b>\$7,914</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

**SCHEDULE 'K'**

**Alcona South Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Alcona South</b>					
Water	\$2,351	\$2,199	\$1,466	\$1,119	\$37.79
Sanitary Sewerage	\$6,760	\$6,322	\$4,215	\$3,217	\$52.71
<b>Total Charge in Alcona South</b>	<b>\$9,111</b>	<b>\$8,521</b>	<b>\$5,681</b>	<b>\$4,336</b>	<b>\$90.50</b>

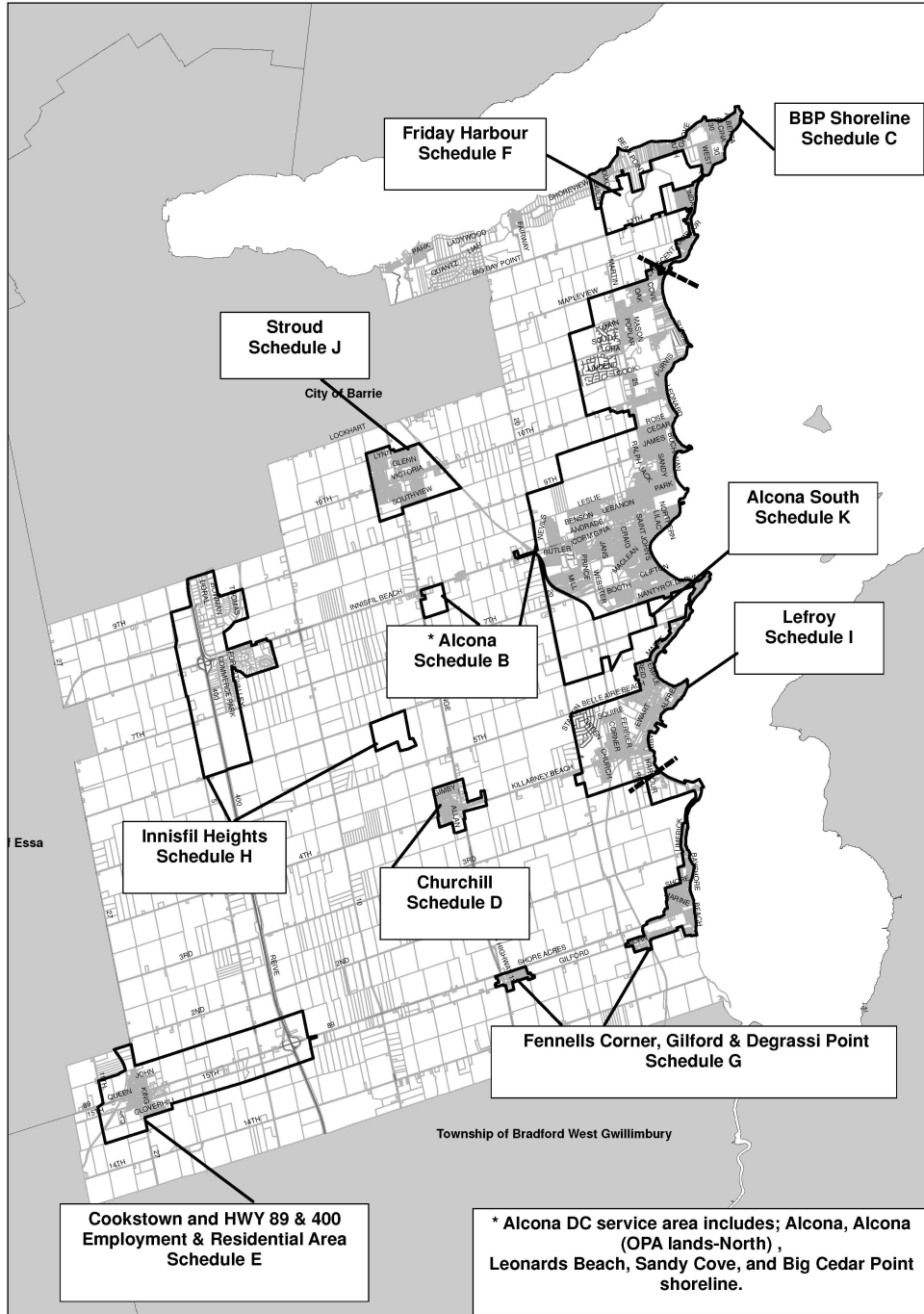
Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.



**SCHEDULE 'L'**

**Geographic area to which the Development Charges rates  
for Schedules B to K are applied.**



**Town of Innisfil  
Schedules for DC Charges**

