

## The Corporation of the County of Peterborough

### By-law No. 2011 - 67

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#### **A By-law to continue Development Charges for the County of Peterborough and to repeal By-law No. 2007-38**

Whereas Subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c. 27 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, County of Peterborough", dated October 2011, prepared by Clark Consulting Services Ltd. (the "Study");

And Whereas Council gave notice to the public and held a public meeting pursuant to Section 12 of the Act on October 18, 2011, prior to which the Study and the proposed County-wide development charges 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 Council has provided notice of intent to enact the proposed County-wide development charges by-law;

And Whereas at the County Council Meeting of November 2, 2011, County Council accepted an amended recommendation of the Director of Planning contained in his report "County Development Charges By-law" wherein he recommended that Council pass the following resolution, as amended:

"Be it resolved that County Council pass a Development Charges By-law under the Development Charges Act to establish rates as follows:

**Residential Charge:** \$4250.00 per unit commencing January 1, 2012 and increase by \$500.00 per unit on January 1 of 2014, 2015 and 2016;

**Non-Residential Charge:** Exemption for the first 250 square metres and a charge of \$12.39 per square metre thereafter over the life of the By-law, and that Industrial uses be exempt from Development Charges, and, That the By-law exclude annual increases in the charge based upon the Construction Price Index.

And,

Be it resolved that the Schedule of Future County Expenditures as shown in Schedule C of the Development Charges Calculation Report for the County of Peterborough prepared by Clark Consulting Services dated

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October 2011 be adopted as the Capital Forecast for the Corporation of the County of Peterborough, and,

That the Inventory of County Facilities and specifically the Service Standard as shown in Schedule D of the Development Charges Calculation Report for the County of Peterborough prepared by Clark Consulting Services dated October 2011 be adopted, and,

That it is the intention of Council that the increase in need for services attributable to the anticipated development identified in the Calculation Report shall be paid for by development charges or other similar charges.”

Now Therefore the Council of the Corporation of the County of Peterborough in Session duly assembled enacts as follows, that:

**Definitions**

1. In this By-law,

“Act” means the Development Charges Act, 1997, S.O. 1997, c.27;

“Affordable Housing” means

(a) in the case of ownership housing, the least expensive of:

- (i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
- (ii) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

(b) in the case of rental housing, the least expensive of:

- (i) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- (ii) a unit for which the rent is at or below the average market rent of a unit in the regional market area.

“agricultural use” means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed or intended to be used for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, bee keeping, dairying, fallow, field crops, fish farming, forestry, fruit

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farming, horticulture, livestock, market gardening, pasturage, poultry keeping, the growing, raising, packing, treating, storing, and sale of produce produced on the premises, and other activities customarily carried on in the field of agriculture;

“air-supported structure” means an air supported structure as defined in the Building Code Act;

“area municipality” means a lower-tier municipality that forms part of the County;

“board” means a board of education, public school board, secondary school board, Catholic school board, Protestant school board, or a board as defined in Subsection 1(1) of the Education Act, R.S.O. 1990, c.E.2, as amended;

“building or structure” means a structure occupying an area greater than ten square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof including an air-supported structure, excluding a farm building or shade shelter;

“Building Code Act” means the Building Code Act, S.O. 1992, c.23, as amended, and all Regulations thereto including the Ontario Building Code, 1997, as amended;

“Capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality 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, lease, construct or improve facilities including,
  - (i) rolling stock with an estimated useful life of seven years or more,
  - (ii) furniture and equipment, other than computer equipment, and
  - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, 1990, c. P.44 and
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);

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- (f) to complete the development charge background study under Section 10 of the Act;
- (g) as interest on money borrowed to pay for costs in (a) to (d); required for provision of services designated in this by-law within or outside the municipality.

“Council” means the Council of the Corporation of the County of Peterborough;

“County” means the Corporation of the County of Peterborough;

“development” means any use or proposed use in respect of land that requires one or more of the actions referred to in Section 7 of this By-law, including 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, 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 housekeeping unit by one or more persons, containing its own culinary facilities, or facilities for the installation of cooking equipment, and sanitary facilities; this definition also includes a mobile home or park model trailer where the municipality issues a building permit for its placement;

“farm building” means a farm building as defined in the Building Code Act; and includes that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“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;

“gross floor area” means the sum total of the total areas of all 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 walls or partitions;

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- (b) excludes any parts of the building or structure used for the parking and loading of vehicles; and
- (c) where a building or structure does not have any walls, the gross floor area of the building or structure shall be the total of the area of all floors, including the ground floor, that are directly beneath the roof of the building or structure;

“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, if the retail sales are at the site where the manufacturing, production, or processing takes place;
- (d) 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.

“institutional church use” means land, buildings or structures used, designed, or intended to be used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the Assessment Act, R.S.O. 1990, c.A.31, as amended;

“local board” means municipal service board, municipal business corporation, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power under any general or special act with respect to the affairs or purposes of the County, but excluding a board, a conservation authority, any municipal business corporation not deemed to be a local board under Ont. Reg. 168/03 made under the Municipal Act, 2001, S. O. 2001, c.25, and any corporation created under the Electricity Act, 1998, S. O. 1998, c. 15, Sch. “A”;

“mezzanine” means a mezzanine as defined in the Building Code Act;

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“non-residential use” means land, buildings or structures or portions thereof used, designed or intended to be used for a purpose other than for residential use; this definition includes hunt camps as defined in local zoning by-laws;

“owner” means the owner of land or any person authorized by such owner to make one or more applications described in Section 7 of this By-law for the development of such land;

“other residential buildings” mean residential buildings not including single detached dwellings, semi-detached dwellings or row dwellings;

“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, changing the use of a building or structure from residential to non-residential or from non-residential to residential or changing a building or structure from one type of residential development to another or from one type of non-residential development to another;

“residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, and the residential portion of a mixed-use building or structure;

“Roads & Related Works” include, but are not limited to, land, bridges, culverts, structures, drainage ditches, highways, roadways, sidewalks, signal lights, storm sewers and street lights;

“semi-detached dwellings” mean residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings;

“services” means services designated in this By-law and listed in Schedule A to this By-law or in agreement under Section 44 of the Act, or both;

“single detached dwellings” mean residential buildings, each of which contain a single dwelling unit, that are not attached to other buildings.

#### **Rules**

2. For the purpose of complying with Section 6 of the Act:

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- (1) the area to which this By-law applies shall be the area described in Section 3 of this By-law;
- (2) 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 16, inclusive, and Section 27 of this By-law;
- (3) the exemptions, partial exemptions and credits provided for by such rules shall be the exemptions, partial exemptions and credits set forth in Sections 17 through 23, inclusive, of this By-law, the indexing of charges shall be in accordance with Section 14 of this By-law, and the phasing in of development charges shall be in accordance with Subsection 15 of this By-law; and
- (4) the redevelopment of land shall be in accordance with the rules set forth in Section 20 of this By-law.

**Lands Affected**

3. This By-law applies to all lands in the geographic area of the County, whether or not the land is exempt from taxation under the Assessment Act, R.S.O. 1990, c.A.31, as amended.

**Designation of Services**

4. It is hereby declared by Council that all development 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.
6. Development charges shall be imposed for the following categories of services (refer to Schedule A) to pay for the increased capital costs required because of increased needs for services arising from development:
  - (1) Emergency Measures
  - (2) Long Term Care;
  - (3) County-City Health Unit;

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- (4) Emergency Medical Services;
- (5) Roads and Related Works
- (6) Transit
- (7) General Government;

**Approvals for Development**

- 7. 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:
  - (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) the approval of a minor variance under Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended, or Section 9 of the Condominium Act, 1998, S. O. 1998, C. 19, as amended, or its predecessor 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 approval of a description under Section 50 of the Condominium Act; or
  - (7) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.
- 8. 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 7 are required before the lands, buildings or structures can be developed.
- 9. Notwithstanding Section 8 and Section 13, if two or more of the actions described in Section 7 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by that action.



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10. Where a development requires an approval described in Section 7 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 7.
11. If a development does not require a building permit but does require one or more of the approvals described in Section 7, 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.
12. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under Section 51 or Section 53 of the Planning Act, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as Council may require in accordance with the local service policies of the County in effect at the time, or that the owner pay for local connections to storm drainage facilities installed at the owner's expense, or administrative, processing, or inspection fees.

#### **Basis for Calculation of Development Charges**

13. (1) Subject to the provisions of this By-law, development charges against land in the County shall be imposed, calculated and collected in accordance with the base rates set out in Schedules B and C, which relate to the services set out in Schedule A.
- (2) The development charge with respect to the development of any land, buildings or structures shall be calculated as follows:
  - (a) in the case of residential development, or the residential portion of a mixed-use development, the sum of the product of the number of dwelling units multiplied by the corresponding total amount for each dwelling unit, as set out in Schedule B;
  - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development, and the type of development, as set out in Schedule C;
  - (c) in the case of a type of development not described above, based upon the number of units and/or gross floor area portions of such development;

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- (d) for lands, buildings or structures subject to the non-residential development charge, 250 sq.m. of the building floor area shall be exempt. The Non-residential Charge shall be charged on the floor area in excess of 250 sq. m.

#### Indexing of Development Charges

- 14. The development charges set out in Schedules B and C hereto shall not be indexed.

#### Phasing, Timing of Calculation and Payment

- 15. (1) The residential development charges imposed pursuant to this By-law are being phased-in according to the schedule set out in Schedule B of this By-law.
- (2) The non-residential development charges imposed pursuant to this By-law are being phased in according to the schedule set out in Schedule C of this By-law, subject to the exemptions and credits herein, from the date this By-law comes into force.
- (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.

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

- 16. (1) Payment of development charges shall be by cash or by cheque.
- (2) In the alternative to payment by the means provided in Subsection (1), the County may, by an agreement entered into with the owner under Section 38 of the Act, accept the provision of services in full or partial satisfaction of the development charge otherwise payable provided that:
  - (a) if the County and the owner cannot agree as to the reasonable cost of the work performed, the reasonable cost of the work shall be determined by the County's Treasurer; and
  - (b) if the credit exceeds the amount of the charge for the service to which the work relates,

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- (i) the excess amount shall not be credited against the charge for any other service, unless the County has so agreed in an agreement under Section 38 of the Act; and
  - (ii) in no event shall the County 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 local service policies of the County in effect at the time.

#### **Rules for Exemption Relating to the Creation of Additional Dwelling Units**

17. 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,
- (1) of permitting the enlargement of an existing dwelling unit;
  - (2) of creating a maximum of two additional dwelling units in an existing single detached dwelling where the total gross floor area of the additional dwelling unit or units is less than or equal to the gross floor area of the dwelling unit already in the building;
  - (3) of creating a maximum of one additional dwelling unit in an existing semi-detached dwelling or row dwelling where the gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the dwelling unit already in the building; or
  - (4) of creating a maximum of one additional dwelling unit in any existing other residential building where the gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the smallest dwelling unit already in the building.

#### **Rules for Exemption Relating to Industrial Enlargement**

18. (1) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable is the following:
- (a) if the gross floor area is enlarged by 50 per cent or less, the amount of

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the development charge in respect of the enlargement is zero; and

- (b) if the gross 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 gross floor area before the enlargement.
- (2) For the purpose of this Section only the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in Ont. Reg. 82/98 made under the Act.
- (3) In this Section, for greater certainty in applying the exemption herein:
- (a) the gross floor area of an existing industrial building shall be determined as of the date this By-law comes into force; and
  - (b) the gross 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 Ont. 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.
- (4) For the purpose of interpreting the definition of “existing industrial building” contained in Ont. Reg. 82/98, regard shall be had for the classification of the lands in question pursuant to the Assessment Act, R. S. O. 1990, c. A.31, as amended, and in particular: whether the lands fall within a tax class such that taxes on the land are payable at an industrial rate; and, whether more than 50% of the gross floor area of the building or structure on the land has an industrial property code for assessment purposes.

**Categories of Exempt Uses**

19. The following categories of uses are hereby designated as being exempt from the payment of development charges:

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- (1) land, buildings or structures owned by and used for the purposes of a municipality and exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;
- (2) lands, buildings or structures owned by and used for the purposes of a board and exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31;
- (3) buildings or structures used as public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended;
- (4) land, buildings or structures used for institutional church use and exempt from taxation under the Assessment Act, R.S.O. 1990, c.A.31, as amended;
- (5) land, buildings or structures for agricultural use which do not receive municipal sanitary sewer or water supply services;
- (6) the development of non-residential farm buildings constructed for bona fide farm uses, which qualify as a farm business, being that which operates with a valid Farm Business Registration Number and is assessed in the Farmland Realty Tax Class;
- (7) affordable housing. Council may also waive a development charge for a related use upon request (ie. Non-profit agency-sponsored construction – example: Habitat for Humanity);
- (8) Industrial Uses.

#### Rules for the Redevelopment of Land

20. (1) Subject to Subsections (2), (3), (4), and (5), where there is a redevelopment of land on which development charges have been paid in respect of municipal services provided to the land as set out in this or a predecessor by-law, and there is a conversion of space proposed, or on which there was formerly erected a building or structure that 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, in the amount of the development charges pursuant to this By-law.
- (2) A credit in respect of any demolition under this Section shall not be given

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unless a building permit has been issued or a subdivision agreement has been entered into with the County 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) For greater certainty, and without limiting the generality of the foregoing, no credit shall be allowed where the building or structure or part thereof prior to the demolition or conversion would have been exempt pursuant to this By-law.
- (5) Buildings or structures, or portions thereof, existing prior to June 1, 2007, shall be eligible for a credit in accordance with this section for purposes of redevelopment.

#### **Rules for Partial Exemptions for Residential Development on Existing Lots**

21. Where there is a residential development of land on which development charges or similar fees (lot levy, impost fee, or connection fee) have been paid in respect of municipal services provided to the land, a credit in the amount of the development charges pursuant to this By-law for those services for which the previous charges or fees were paid shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law on a service by service basis.

#### **Rules for Partial Exemptions for Non-Residential Development on Existing Lots**

22. Where there is a non-residential development on land on which development charges or similar fees (lot levy, impost fee, or connection fee) have been paid for services, a credit in the amount of the previous charges or fees paid for those services shall be allowed against the development charges otherwise payable by the owner pursuant to this By-law.

#### **Rules with Respect to Existing Agreements**

23. If there is a conflict between this By-law and an agreement made between the County and the owner or former owner of land before the coming into force of this By-law and the owner or former owner of the land agreed to pay all or a portion of a charge related to development under the agreement with respect to the land or

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provided services in lieu of payment, then the provisions of the agreement prevail over the By-law to the extent of the conflict. The extent of the conflict shall be determined on a service by service basis. Notwithstanding the allocation of total development charges within an existing agreement, the development charges may be reallocated by the County to services set out in this By-law.

#### **Reserve Funds**

24. (1) Monies received from payment of development charges under this By-law shall be maintained in separate reserve funds as per the service set out in Schedule A.
- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid development charges are collected as taxes under subsection (3), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (5) The Treasurer of the County shall, in each year commencing in 2012 for the 2011 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of Ont. Reg. 82/98.
- (8) Notwithstanding anything herein to the contrary, the County may borrow money from a reserve fund and repay the amount used plus interest at a rate not less than the Bank of Canada rate updated on the first business day of every January, April, July, and October.

#### **Non-residential Development Charge Rebate**

25. Any person who has paid a Non-residential Development Charge from November 2, 2011 and January 1, 2012 shall be reimbursed the difference between the rate at which the Development Charge was paid and the rate as established on January 1, 2012 by this By-law.

#### **Interest**

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26. The County shall pay interest on a refund under Subsection 18(3) and Subsection 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**

27. The County may enter into agreements under Section 44 of the Act.

**Interpretation**

28. Interpretations for the application of Development Charges to various situations not specifically described in this By-law or contained in the Study may be confirmed by Council resolution, as made from time to time, and do not constitute part of this By-law.

**Schedules**

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

Schedule A	Designated Services
Schedule B	Residential Development Charges
Schedule C	Non-Residential Development Charges

**By-law Registration**

30. 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 County and may be registered against title to any land to which this By-law applies.

**Date By-law Effective**

31. This By-law comes into force on this 1<sup>st</sup> day of January, 2012.

**Date By-law Expires**

32. This By-law expires five years after the date on which it comes into force.



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**Repeal**

33. By-law No. 2007-38, being a by-law to establish development charges for the County of Peterborough passed by County Council on the 16th day of May, 2007 be and is hereby repealed effective January 1, 2012.

**Headings for Reference Only**

34. 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**

35. 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.

Read a first, second and third time and passed in Open Council this 2nd day of November, 2011.

<u>original signed by</u>	_____
J. Murray Jones	Warden
	c/s
<u>original signed by</u>	_____
Sally Saunders	Clerk

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Schedule "A"

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Designated Services

1. Emergency Measures
2. Long Term Care
3. County City Health Unit
4. Emergency Medical Services
5. Roads and Related Works
6. Transit
7. General Government

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Residential Development Charges

Designated Service	Residential Charge Per Unit			
	Year 1 & 2 Jan. 1, 2012 – Dec. 31, 2013	Year 3 Jan. 1 – Dec. 31, 2014	Year 4 Jan. 1 – Dec. 31, 2015	Year 5 Jan. 1 – Dec. 31, 2016
Emergency Measures	\$6.97	\$7.79	\$8.61	\$9.42
Long Term Care	\$190.16	\$212.53	\$234.90	\$257.27
County-City Health Unit	\$66.68	\$74.52	\$82.37	\$90.21
Emergency Medical Services	\$181.35	\$202.69	\$224.02	\$245.36
Roads and Related Works	\$3,780.31	\$4,225.06	\$4,669.81	\$5,114.55
Transit	\$1.96	\$2.19	\$2.42	\$2.65
General Government	\$22.57	\$25.23	\$27.88	\$30.54
<b>Total Residential Development Charge</b>	<b>\$4,250</b>	<b>\$4,750</b>	<b>\$5,250</b>	<b>\$5,750</b>

**County of Peterborough**  
**Continue Development Charges**  
**By-law # 2011 - 67**

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County of Peterborough  
Development Charges By-law  
Schedule "C"

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Non-Residential Development Charges

Non-Residential Charge Per Square Metre	
Designated Service	Jan 1, 2012 – Dec. 31, 2016
Emergency Measures	\$0.03
Long Term Care	\$0.51
County-City Health Unit	\$0.22
Emergency Medical Services	\$0.63
Roads and Related Works	\$10.93
Transit	\$0.01
General Government	\$0.07
Total Non-Residential Development Charge	\$12.39