

CORPORATION OF THE COUNTY OF ELGIN

BY-LAW NO. 21-XX

BEING A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CORPORATION OF THE COUNTY OF ELGIN

WHEREAS the Corporation of the County of Elgin (hereinafter “County”) will experience growth through development and redevelopment;

AND WHEREAS Section 2(1) of the Development Charges Act, S.O.1997, c. 27, as amended. (hereinafter the “Act”) enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of land would increase the need for municipal services as designated in such by-law or by-laws and the development requires one or more of the actions set forth in Subsection 2(2) of the Act;

AND WHEREAS the Council for the County (hereinafter “Council”) desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the County or its existing taxpayers while at the same time ensuring that new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS Council commissioned and has received a report entitled “Development Charges Background Study”, dated April 23, 2021 and prepared by Hemson Consulting Ltd. (hereinafter the “Study”), wherein it is indicated that the development of any land within the County will increase the need for services as defined therein;

AND WHEREAS the Study includes an Asset Management Plan that accounts for all assets whose capital costs are intended to be funded under the Development Charge By-Law and, further thereto, Council has determined that any increase in need for services attributable to anticipated development as contemplated in the Study, including any capital costs, will be accounted for by updating the capital budget and forecast for the County of Elgin, when appropriate;

AND WHEREAS the Study and the proposed Development Charges By-Law were made available to the public on April 23, 2021 and May 12, 2021, respectively;

AND WHEREAS Council gave notice to the public of and held a public meeting (the “Public Meeting”) pursuant to Section 12 of the Act on May 26, 2021, at least two weeks after the Study and the proposed within Development Charges By-Law were made available to the public;

AND WHEREAS at the Public Meeting, Council heard submissions and received representations, both in support of and/or opposition to the development charges proposal, from all persons who applied to be heard;

AND WHEREAS following the Public Meeting, Council afforded the public an additional period of time for submission of further written representation;

AND WHEREAS Council has further considered the Study and the proposed Development Charges By-Law taking into account the submissions heard and representations received at the Public Meeting as well as those further written representations received following the Public Meeting;

AND WHEREAS Council has given consideration for the use of more than one Development Charge By-Law to reflect different needs for services in different areas, known as “area rating” or “area specific development charges”, and has determined that, for the services and associated infrastructure proposed to be funded by development charges in the County, it is fair and reasonable that such development charges be calculated on a county-wide basis;

AND WHEREAS Council has expressed its intention to ensure that the increase in need for services or assets attributable to anticipated development will be met and paid for by development charges or other similar charges;

AND WHEREAS Council has expressed its intention to ensure that any future excess capacity identified in the Study shall also be met and paid for by development charges or other similar charges;

AND WHEREAS Council adopted the Study on (insert date), thereby endorsing the adoption of a development charges by-law for the County based upon such Study;

AND WHEREAS Council has determined that no further public meetings were or are required pursuant to Section 12 of the Act.

NOW THEREFORE the Council of the Corporation of the County of Elgin enacts as follows:

Definitions

1. In this By-law,

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

“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 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;

“apartment” means any dwelling unit within a building containing more than three dwelling units where the units are connected by an interior corridor;

“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, or a wind turbine, excluding a farm building;

“*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*, 1984, R.S.O. 1990, P.44, and
- (e) to undertake studies in connection with any of the matters

referred to in clauses (a) to (d);

(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.

“commercial building” means any building that is used for a purpose of non-residential use and that is not an industrial building or an institutional building;

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

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

“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 a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, or a commercial resort unit with or without separate designated lock off unit;

“farm building” means a building or structure actually used as part of or in connection with a bona fide farming operation and includes barns, silos, and other buildings or structures ancillary to a bona fide farming operation, 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 the space occupied by interior walls partitions;
- (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 (except as expressly provided in paragraph (a) above, there is deemed to be no gross floor area;

“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 building" means a building or structure or portions thereof used or designed or intended to be used for a purpose which is classified as a Group B pursuant to the *Building Code Act*,

“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, and any municipal business corporation not deemed to be a local board under *O. 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, Schedule A;

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

“motel unit” means one or more habitable rooms used, designed or intended to be used as a sleeping accommodation unit by one or more persons, and may be used by the travelling or vacationing public or for recreational purposes, but not containing its own culinary facilities;

“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 and not including wind turbines;

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

“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 continuous period exceeding eight months;

“Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended, and all Regulations thereto;

“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, row dwelling, a multiple dwelling, an apartment dwelling, the residential portion of a mixed-use building or structure and, for the purposes of this by-law:

- (a) commercial resort units; and
- (b) commercial resort units with separate designated lock off unit;

“Services Related to a Highway” include, but are not limited to, land, bridges, culverts, structures, drainage ditches, highways, roadways, sidewalks, signal lights, storm sewers, street lights, public works facilities, and fleet;

“semi-detached dwellings or row 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;

“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 gross floor area thereof for a continuous period not exceeding eight months;

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 16, inclusive, and Section 27 of this By-law;
 - (c) 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 there shall be no phasing in of development charges as provided in Subsection 15 (1) of this By-law except as provided in Subsection 15 (3) and Subsection 15 (4); and

- (d) 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 (but excluding ineligible services as set forth in Section 2 (4) of the Act) to pay for the increased capital costs required because of increased needs for services arising from development:
 - (a) Library;
 - (b) Land Ambulance;
 - (c) Long-Term Care;
 - (d) Provincial Offences Act Services;
 - (e) Development-Related Studies;
 - (f) Services Related to a Highway;

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:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act* or successor legislation;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act* or successor legislation;
 - (c) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* or successor legislation applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act* or successor legislation;
 - (e) a consent under Section 53 of the *Planning Act* or successor legislation;
 - (f) the approval of a description under the *Condominium Act* or successor legislation; or
 - (g) the issuing of a permit under the *Building Code Act* or successor legislation 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.
10. 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 and shall be paid prior to the granting of the approval required under section 7.

11. 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 in the County shall be imposed, calculated and collected in accordance with the base rates designated for the use of the development 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 use development, or the residential portion of a mixed-use development, the sum of the product of the number and type 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 multiplied by the corresponding amount as set out in Schedule C; and,
 - (e) 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 and the type of development multiplied by the corresponding amount as set out in Schedules B or C as applicable.
- (3) Notwithstanding subsections 13(1) and (2) of this By-law, development charges shall not be imposed on industrial buildings.

Indexing of Development Charges

14. The development charges set out in Schedules B and C as applicable hereto shall be adjusted without amendment to this By-law annually on January 1st in each year, commencing on January 1st, 2022, in accordance with the Statistics

Canada Quarterly, Construction Price Statistics (catalogue number 62-007) based on the preceding twelve month period ending September 30th.

Phasing, Timing of Calculation and Payment

15. (1) The residential development charges imposed on residential development pursuant to this By-law are not being phased-in and are set out in Schedule B of this By-law.
- (2) Non-residential development charges imposed on non-residential development pursuant to this By-law are not being phased in and are set out in Schedule C of this By-law.
- (3) The development charge shall be calculated and payable in accordance with Section 26, Section 26.1 and Section 26.2 of the Act.
- (4) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (5) Notwithstanding subsection (3), development charges with respect to development requiring approval of a Plan of Subdivision under Section 51 of the Planning Act or a consent under Section 53 of the Planning Act and for which a subdivision agreement or consent agreement is entered into shall be payable immediately upon the parties entering into the agreement.

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 development charge for the

service to which the work relates,

- (i) the excess amount shall not be credited against the development 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 or attached to 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 existing dwelling unit;
- (3) of creating a maximum of one additional dwelling unit in or attached to 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 existing dwelling unit;
- (4) of creating the greater of one or 1% of the existing dwelling units in an existing rental residential building;
- (5) of creating a maximum of one additional dwelling unit in or attached to 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 existing dwelling unit; or
- (6) of creating a second dwelling unit in proposed new residential buildings, including structures ancillary to dwellings, subject to the restrictions prescribed in Ontario Regulation 82/98.

Categories of Exempt Uses

18. The following categories of uses are hereby designated as being exempt from the payment of development charges:
- (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;

Temporary Buildings or Structures

19. (1) Subject to Subsections (2) and (3), temporary buildings or structure shall be exempt from the payment of development charges.
- (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 issuance of a building permit for a temporary building or structure, the County 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 that would be required by Subsection (2) if the temporary building or structure became protracted, to be paid. The terms of such agreement shall then prevail over the provisions of this By-law.

Rules for the Redevelopment of Land

20. (1) Despite any other provision of this By-law, where as a result of the redevelopment of land, a building or structure existing on the same land has been demolished in order to facilitate redevelopment, or converted from one principal use to another principal use on the same land, the

development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) In the case of a residential building or structure, an amount equivalent to the applicable development charge for the unit type of the existing dwelling that has been or will be demolished or converted to another principal use; or
 - (b) In the case of a non-residential building or structure, an amount calculated by multiplying the applicable development charge by the Gross Floor Area that has been or will be demolished or converted to another principal use; or
 - (c) In the case of a mixed-use building or structure, by an amount calculated by the unit type for the existing residential use portion and by gross floor area for the non-residential use portion, of the unit that has been or will be demolished or converted to another principal use.
- (2) The amount of any reduction or credit permitted shall not exceed, in total, the amount of the development charges otherwise payable with respect to the re-development.
 - (3) Any reduction or credit applicable hereunder shall only apply provided that a building permit for the re-development has been issued within five years of the date of the issuance of a permit for the demolition of any building or structure on the same lands.
 - (4) For greater certainty, and without limiting the generality of the foregoing, no credit shall be allowed where the demolished building or structure or part thereof prior to the demolition or conversion would have been exempt from the payment of development charges pursuant to this By-law (ie temporary structures).

Rules with Respect to Existing Agreements

21. 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 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

22. (1) Monies received from payment of development charges under this By-law shall be maintained in separate reserve funds as per the services 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 2022 for the 2021 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 O.Reg. 82/98.
- (6) 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.

Interest

23. (1) The County may charge interest on the installments required by Section 26.1(3) of the Act from the date the development charge would have been payable in accordance with Section 26 of the Act to the date the installment is paid.
- (2) Where Section 26.2 (1) (a) or (b) of the Act applies, the County may charge interest on the development charge from the date of the application referred to in the applicable clause to the date the development charge is payable under Section 26.2 (3) of the Act.

- (3) The County may determine, by Council resolution or policy external to this by-law, interest rates in relation to subsections (1) and (2).

Front Ending Agreements

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

Schedules

25. 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

26. 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

27. This By-law comes into force on June 22, 2021

Date By-law Expires

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

Headings for Reference Only

29. 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

30. 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 finally enacted on the 22nd day of June, 2021.

WARDEN:

CLERK:

DRAFT

CORPORATION OF THE COUNTY OF ELGIN

BY-LAW NO. 21-XX

Schedule A

Designated Services

1. Library
2. Land Ambulance
3. Long-Term Care
4. Provincial Offences Act Services
5. Development-Related Studies
6. Services Related to a Highway

The designated services listed above exclude in each case ineligible services as set forth in section 2(4) of the *Development Charges Act, 1997*.

CORPORATION OF THE COUNTY OF ELGIN

BY-LAW NO. 21-XX

Schedule B

Residential Development Charges –
Rates Effective June 22, 2021

Service	Charge per Unit		
	Singles & Semis	Rows & Other Multiples	Apartments
Library	\$412	\$271	\$219
Land Ambulance	\$118	\$78	\$63
Long-Term Care	\$284	\$187	\$151
Provincial Offences Act Services	\$73	\$48	\$39
Development-Related Studies	\$220	\$145	\$117
Services Related to a Highway	\$2,933	\$1,928	\$1,562
Total	\$4,040	\$2,657	\$2,151

CORPORATION OF THE COUNTY OF ELGIN

BY-LAW NO. 21-XX

Schedule C

Non-Residential Development Charges –
Rates Effective June 22, 2021

Service	Charge per Square Metre
Library	\$0.00
Land Ambulance	\$0.54
Long-Term Care	\$0.00
Provincial Offences Act Services	\$0.33
Development-Related Studies	\$1.00
Services Related to a Highway	\$13.55
Total	\$15.42