

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. 54/2014

Being a By-law for the Imposition of Development Charges

WHEREAS the Municipality of Port Hope is expected to experience growth through development and re-development;

AND WHEREAS development and re-development require the provision of physical and social services by the Corporation of the Municipality of Port Hope, hereinafter referred to as the "Municipality";

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

AND WHEREAS the Development Charges Act, 1997 (the "Act") provides that the council of a municipality may by By-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS Council retained the services of Watson & Associates Economists Ltd. to prepare a Development Charge Background Study and make recommendations with respect to a development charge policy;

AND WHEREAS Council has received and studied a report "Municipality of Port Hope 2014 Development Charge Background Study" prepared by Watson & Associates Economists Ltd., dated June 25, 2014 (hereinafter referred to as the "Watson Report");

AND WHEREAS the Council of The Corporation of the Municipality of Port Hope has given notice of, and held, a public meeting on the 9th day of July, 2014 in accordance with the Act and the Regulations thereto;

AND WHEREAS Council has considered the comments of people at the said public meeting and comments subsequently received;

AND WHEREAS Council has complied with the pre-enactment requirements set out in Sections 10, 11 and 12 of the Act;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE ENACTS AS FOLLOWS:

1. DEFINITIONS

1.1 In this By-law, unless a contrary intention appears, a term has the same meaning as that which exists in the Act or any Regulation made pursuant to Sections 60 or 68 of the Act, both as amended from time to time.

1.2 In this By-law:

1. "Act" means the *Development Charges Act, 1997*, as amended, or any successor thereof.
2. "accessory use" shall mean a use customarily incidental and subordinate to, and exclusively devoted to the principle or main use of the lot, building or structure and located on the same lot as such principal or main use.

3. "accessory building or structure" shall mean a detached building or structure that is not used for human habitation and the use of which is customarily incidental and subordinate to a principal use, building or structure and located on the same lot therewith.
4. "advance services" means services identified within the By-law relating to water treatment plants, water services (excluding WTP), sewage treatment plants (STP), sanitary sewer services (excluding STP) and roads and related services.
5. "agricultural use" means the use of land and/or buildings for the cultivation or foraging of crops, livestock or poultry production, raising or training of horses, and orchards, market gardening, maple sugar bushes, tobacco crops or other forms of specialized crop production.
6. "bedroom" means a room over 4.65m² in area, used for sleeping, a computer room, den, recreation room, and a sunroom (more than 7 square metres in area), study or other similar area, but does not include a room with kitchen or sanitary facilities if such room is not used for sleeping.
7. "benefiting area" means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service.
8. "board of education" has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof.
9. "bona fide farm operation" means the proposed development is for agricultural use where the yearly income from the agricultural use is substantial and the owner holds a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs. For purposes of determining bona fide farm uses reference may be made to the owner's membership in a legitimate farm organization.
10. "Building Code Act" means the *Building Code Act*, S. 0. 1992, as amended, or any successor thereof.
11. "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,
 1. to acquire land or an interest in land, including a leasehold interest,
 2. to improve land,
 3. to acquire, lease, construct or improve buildings and structures,
 4. to acquire, construct or improve facilities including,
 1. furniture and equipment other than computer equipment, and
 2. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 3. rolling stock with an estimated useful life of seven years or more, and
 5. to undertake studies in connection with any matter under the Act and any of the matters in clauses 1. to 4. above, including the development charge background study

required for the provision of services designated in this By-law within or outside the Municipality, including interest on borrowing for those expenditures under clauses 1. to 4. above that are growth-related.

12. "commercial use" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, including hotels, motels, motor inns and boarding, lodging and rooming houses. Commercial use does not include industrial uses, agricultural uses, or home occupations as defined in the applicable zoning by-law.
13. "Council" means the Council of the Municipality of Port Hope.
14. "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 with the effect of increasing the size of usability thereof, and includes redevelopment. Development is residential, non-residential or mixed.
15. "development charge" means a charge imposed with respect to this By-law;
16. "dwelling unit" means a suite operated as a housekeeping unit, used or intended to be used as a domicile by 1 or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities, and includes:
 1. a basement apartment;
 2. a park model home;
 3. a bedroom in a students' or seniors' residence;
 4. a building, or portion of a building, used for residential purposes as set out in Subsection 33.
17. "existing" means the number, use and size that existed as of the date this By-law was passed.
18. "farm building" means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use.
19. "garden suite" means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.
20. "grade" means the average level of proposed or finished ground adjoining a building or structure at all exterior walls.
21. "gross floor area" means:
 1. in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
 2. in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls

dividing a non-residential use and a residential use, except for:

1. a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 2. loading facilities above or below grade; and
 3. a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use.
22. "industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or an agricultural use.
23. "institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain.
24. "Local Board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, 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, including school purposes, of the Municipality of Port Hope or any part or parts thereof;
25. "local services" means those services, facilities or things which are under the jurisdiction of the Municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof.
26. "mixed use building" means a building, structure or development with portions which are to be used for residential development and other portions for non-residential development.
27. "non-residential development" means development other than residential development as defined below, and includes development for agricultural, commercial, industrial and institutional uses.
28. "Official Plan" means the Official Plan adopted for the Municipality, as amended and approved.
29. "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.
30. "place of worship" means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R. S.O. 1990, Chap. A.31, as amended, or any successor thereof.
31. "rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days.

32. "regulation" means any regulation made pursuant to the Act.
33. "residential use" means designed, adopted or used as a home or residence of one or more individuals who reside or dwell there permanently or for a considerable period of time and includes:
1. an "apartment building" means a residential building, consisting of four or more dwelling units, which is not a single detached dwelling, a semi-detached dwelling, a row dwelling, a duplex or a triplex, but does not include a special care dwelling, hotel, motel, tourist home, student residence, barracks, or any other development included in non-residential development.;
 2. a "duplex dwelling" means a residential building that is divided horizontally into two dwelling units;
 3. a "residential condominium dwelling unit" is a unit in a development registered pursuant to The Condominium Act, R. S.O. 1990 c. C. 26 as amended (hereinafter referred to as "the Condominium Act") presumably for residential purposes;
 4. "multiple dwellings" means all dwellings other than an apartment dwelling unit, a duplex dwelling, a semi-detached dwelling, a single detached dwelling, and a special care dwelling;
 5. a "row dwelling" means a residential building containing not less than three dwelling units with each unit separated by a common or party wall or walls with a separate outside entrance to each unit;
 6. a "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure.
 7. a "semi-detached dwelling" means a residential building that is divided vertically into two dwelling units;
 8. a "special care dwelling" means a building not otherwise defined herein containing more than four dwelling units: where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings; which dwelling units may or may not have exclusive sanitary and/or culinary facilities; that is designed to accommodate individuals with specific needs, where meals are provided within the development on a regular basis and includes a bedroom, student residence, retirement home and lodge, nursing home, granny flat, accessory dwelling and group home;
 9. a "triplex dwelling" means a residential building that is divided horizontally into three dwelling units.
34. "residential development" means development used, or intended to be used, in the whole or in part for residential uses and includes: a special care dwelling, the residential portion of a mixed development, and an apartment building but does not include a place of worship, hotel, motel, bed and breakfast where people typically stay less than one week.
35. "service" means a service designed in Schedule "A" to this By-law, and "services" shall have a corresponding meaning.
36. "servicing agreement" means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified land within the Municipality.
37. "suite" means one or more rooms used or capable of being used for human habitation.

38. "urban service area" means that area within the Municipality of Port Hope delineated on Schedule "C".
39. "use" means occupation and utilization for a particular purpose, practice or benefit. For the purposes of this By-law uses are either residential or non-residential.

2. DESIGNATION OF SERVICES

- 2.1 The categories of services for which development charges are imposed under this By-law are as follows:
 - (1) Roads and Related Services;
 - (2) Police Services (Municipal) - Ward 1;
 - (3) Police Services (OPP) - Ward 2;
 - (4) Fire Protection Services;
 - (5) Parks and Recreation Services;
 - (6) Library Services;
 - (7) Administrative Services;
 - (8) Sewage Treatment Plant Services;
 - (9) Wastewater Sewer Services (excluding STP);
 - (10) Water Treatment Plant Services; and
 - (11) Water Services (excluding WTP).
- 1.2 The components of the services designated in Section 2.1 are described in Schedule A.

3. APPLICATION OF BY-LAW RULES

- 3.1 Development charges shall be payable by the Owner in the amounts set out in this By-law where:
 1. the lands are located in the area described in section 3.2; and
 2. the development of the lands requires any of the approvals set out in subsection 3.4.1.

Area to Which By-law Applies

- 3.2 Subject to section 3.3, this By-law applies to all lands in the Municipality of Port Hope whether or not the land or use thereof is exempt from taxation under s.13 of the *Assessment Act*.
- 3.3. Notwithstanding clause 3.2 above, this By-law shall not apply to lands that are owned by and used for the purposes of:
 1. the Municipality or a local board thereof;
 2. a board of education; or
 3. The Corporation of the County of Northumberland or a local board thereof;

Approvals for Development

- 3.4 1. Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 1. the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act*,
 2. the approval of a minor variance under Section 45 of the *Planning Act*,
 3. a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* applies;

4. the approval of a plan of subdivision under Section 51 of the Planning Act,
 5. a consent under Section 53 of the Planning Act,
 6. the approval of a description under Section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 7. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
2. No more than one development charge for each service designated in Subsection 2.1 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 subsection 3.4.1. are required before the lands, buildings or structures can be developed.
 3. Despite subsection 3.4.2, if two or more of the actions described in subsection 3.4.1 occur at different times, additional development charges shall be imposed if the subsequent action has the effect or increasing the need for services.

Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
1. an enlargement to an existing dwelling unit;
 2. the creation of one or two additional dwelling units in an existing single detached dwelling provided the total gross floor area of the additional one or two units does not exceed the gross floor area of the existing dwelling unit;
 3. the creation of one additional dwelling unit in any other type of existing residential building, provided in the case of a semi-detached or row dwelling, the gross floor area of the additional dwelling unit does not exceed the gross floor area of the existing dwelling unit already contained in the residential dwelling; or provided, in the case of all other types of existing residential buildings, the gross floor area of the additional dwelling unit does not exceed the gross floor area of the smallest existing dwelling unit already contained in the residential building, or;
 4. a garden suite.
- 3.6 Exemption for Enlargement of an Existing Industrial Development:
1. Notwithstanding any other provision of this By-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor is enlarged by 50 percent or less.
 2. If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 1. determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 2. divide the amount determined under Subsection 1. by the amount of the enlargement
- 3.7 For the purpose of Section 3.6 herein, "existing industrial building" is used as defined in the Regulation made pursuant to the Act.

3.8 Other Exemptions:

Notwithstanding the provision of this By-law, development charges shall not be imposed with respect to:

1. Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*.
2. The construction of a non-residential farm building or structure constructed for a bona fide farm operation.
3. Buildings used as hospitals as governed by the *Public Hospitals Act*.
4. For industrial uses, only the water and wastewater portion of the development charge identified in Schedule "B" is applicable.

Amount of Charges

Residential

- 3.9 The development charges set out in Schedule B 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 mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

- 3.10 The development charges described in Schedule B to this By-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

- 3.11 Subject to the provision of Section 3.12, where as a result of the redevelopment of land, a building or structure existing on the same land within 48 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

1. in the case of a residential building or structure, or in the case of a mixed use building or structure, the residential uses in the mixed use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.9 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
2. in the case of a non-residential building or structure or, in the case of mixed use building or structure, the non-residential uses in the mixed use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.10, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that:

1. no credit or reduction shall be given for the components pertaining to the Sewage Treatment Plants and the Water Treatment Plants, and;
 2. such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- 3.12 Where no additional residential units or non-residential gross floor area is created as a result of the redevelopment of land, and a building or structure existing on the same land was, or is to be demolished, and the applicant can provide proof of demolition, including approved demolition permit, occurring after August 4, 2004, a full development charge credit (including Sewage Treatment Plants and Water Treatment Plants) will be provided for redevelopments

Rebated Components - Urban Service Area

- 3.13 Where a development charge is paid pursuant to this By-law for development located within the Urban Service Area and:
1. land is not within a plan, or pending plan of subdivision under Section 51 of the *Planning Act* registered after September 10, 1973;
 2. there is no Municipal water service and/or Municipal wastewater service feasibly available within five hundred feet of the front lot line;
 3. no Municipal water service and/or Municipal wastewater service is scheduled to service the subject lands within five years of the date of approval of the building itself, and
 4. the current registered owner(s) of the land who applies within 24 months of the date of payment of the applicable development charge and provides proof that adequate private water and/or sanitary services, as the case may be, have been installed and are properly functioning so as to provide service to the subject lands satisfactory to the Director of Municipal Engineering Services.

The Treasurer of the Municipality shall rebate to the then current registered owner(s) the Municipal water services component and/or the Municipal wastewater service component of the development charge for the service(s) which is not available.

Time of Payment of Development Charges

- 3.14 Development charges imposed under this By-law are calculated, payable, and collected on the date a building permit is issued in relation to the development; except for advance services (i.e. roads and related, sanitary sewer and water services) where at the discretion of Council shall be payable immediately upon the owner entering into subdivision agreement or in instances where a plan of subdivision has not been pursued development charges are payable prior to the release of holding provisions on the implementing zoning by-law amendment.
- 3.15 Despite section 3.13, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with Section 27 of the Act.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.9 and 3.10, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. INDEXING

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on the first day of February in each year, in accordance with the prescribed index in the Act.

6. CONFLICTS

- 6.1 Where the Municipality and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 6.2 Notwithstanding Section 6.1, where a development which is the subject of an agreement to which Section 6.1 applies, is subsequently the subject of one or more of the actions described in Subsection 3.4.1, an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

7. BY-LAW AMENDMENT OR REPEAL

- 7.1 Where this by-law or any development charge prescribed there under is amended or repealed by order of the Ontario Municipal Board or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- 7.2 Refunds that are required to be paid under subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- 7.3 Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
- (a) interest shall be calculated from the date on which the overpayment was collected to the day on which the refund is paid;
 - (b) the refund shall include the interest owed under this section;
 - (c) interest shall be paid at the Bank of Canada rate in effect on the date of enactment of this by-law.

8. SEVERABILITY

- 8.1 In the event any provision, or part thereof, of this By-law is found, by a court of competent jurisdiction, to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of the By-law shall remain in full force and effect.

9. HEADINGS FOR REFERENCE ONLY

- 9.1 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.

10. SCHEDULES

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

- Schedule A - Components of Services Designated in Section 2.1
- Schedule B - Schedule of Development Charges
- Schedule C - Urban Service Area (Map)

11. DATE BY-LAW IN FORCE

11.1 This By-law shall come into effect at 12:01 AM on August 4, 2014.

12. DATE BY-LAW EXPIRES

12.1 This By-law will expire at 12:01 AM on August 4, 2019 unless it is repealed by Council at an earlier date.

READ a FIRST, SECOND and THIRD time and finally passed in Open Council this 29th day of July, 2014.

Linda Thompson, Mayor

S.C. Bernardi, Municipal Clerk

SCHEDULE "A"
TO BY-LAW NO. 54/2014
COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1

MUNICIPAL-WIDE SERVICES

100% Eligible Services

Roads and Related
Roads

Fire Protection Services
Fire Facilities
Fire Vehicles
Fire Fighter Outfitting

90% Eligible Services

Administrative Services
Growth Related Studies

Parks and Recreation Services
Parkland Development
Recreation Facilities
Parks and Recreation Vehicles and Equipment

Library Services
Library Facilities
Library Collection Materials

URBAN SERVICED AREA SERVICES

Sewage Treatment Plants
Sewage Treatment Plants

Wastewater Services (excluding STP)
Wastewater Pumping Stations
Sanitary Sewers

Water Treatment Plants
Water Treatment Plants

Water Services (excluding WTP)
Water Pumping Stations
Water Distribution System

AREA-SPECIFIC SERVICES

Ward 1

Police Services (Municipal)
Police Facilities
Police Officer Outfitting

Ward 2

Police Services (OPP)
OPP Services

SCHEDULE "B"

TO BY-LAW XX/2014

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per ft ² of Gross Floor Area)
Municipal Wide Services						
Roads and Related	\$ 4,054	\$ 3,056	\$ 1,536	\$ 3,087	\$ 1,536	\$ 1.78
Fire Protection Services	\$ 593	\$ 447	\$ 225	\$ 451	\$ 225	\$ 0.36
Parks and Recreation	\$ 2,994	\$ 2,257	\$ 1,134	\$ 2,280	\$ 1,134	\$ 0.20
Library Services	\$ 228	\$ 172	\$ 86	\$ 174	\$ 86	\$ 0.02
Administration - Studies	\$ 68	\$ 51	\$ 26	\$ 52	\$ 26	\$ 0.03
Total Municipal Wide Services	\$ 7,937	\$ 5,983	\$ 3,007	\$ 6,044	\$ 3,007	\$ 2.39
Area Specific Services (Ward 1)						
Police Services (Municipal)	\$ 195	\$ 147	\$ 74	\$ 148	\$ 74	\$ 0.10
Transit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Area Specific Services (Ward 1)	\$ 195	\$ 147	\$ 74	\$ 148	\$ 74	\$ 0.10
Area Specific Services (Ward 2)						
Police Services (OPP)	\$ 40	\$ 30	\$ 15	\$ 30	\$ 15	\$ 0.03
Total Area Specific Services (Ward 2)	\$ 40	\$ 30	\$ 15	\$ 30	\$ 15	\$ 0.03
Urban Services						
Sewage Treatment Plants	4,396	3,314	1,665	3,347	1,665	2.48
Wastewater	2,598	1,958	984	1,978	984	0.39
Water Treatment Plants	1,617	1,219	613	1,231	613	0.95
Water	1,017	767	385	774	385	0.60
Total Urban Services	9,628	7,258	3,647	7,330	3,647	4.42
GRAND TOTAL RURAL AREA (Ward 2)	7,977	6,013	3,022	6,074	3,022	2.42
GRAND TOTAL URBAN AREA (Ward 1)	17,760	13,388	6,728	13,522	6,728	6.91

SCHEDULE "C"
TO BY-LAW NO. 54/2014

URBAN SERVICE AREA

