

**THE CORPORATION OF THE TOWNSHIP OF  
OTONABEE-SOUTH MONAGHAN**

**BY-LAW NUMBER 2020-60**

**A by-law for the imposition of development charges**

**WHEREAS** the Township of Otonabee-South Monaghan will experience growth through development and re-development;

**AND WHEREAS** development and re-development requires the provision of capital works by the Township of Otonabee-South Monaghan;

**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 Township of Otonabee-South Monaghan 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** a development charge background study has been completed in accordance with the Act;

**AND WHEREAS** the Council of The Corporation of the Township of Otonabee-South Monaghan has given notice of and held a public meeting on the 9<sup>th</sup> of November, 2020 in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF  
OTONABEE-SOUTH MONAGHAN ENACTS AS FOLLOWS:**

**1. INTERPRETATION**

1.1 In this By-law the following items shall have the corresponding meanings:

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

**“Agricultural Use”** means the cultivation of land, the production of crops and the selling of such produce on the premises, and the breeding and care of livestock and the selling of such livestock or the product of such livestock raised on the premises and, without limiting the generality of the foregoing, includes aviaries, apiaries, fish farming, animal husbandry, market gardening, and nurseries but excludes any Residential Use, Greenhouse-Commercial, and Cannabis Production and Processing;

**“Apartment Dwelling”** means a Residential Dwelling comprised of a building containing more than four Dwelling Units where the units are connected by an interior corridor;

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

**“Board of Education”** has the same meaning as set out in the *Education Act*, R.S.O. 1990, c. E.2, as amended, or any successor thereof;

**“Bona Fide Farm Use”** means an agricultural use carried out by a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs on lands assessed in the Farm Property Class by the Municipal Property Assessment Corporation pursuant to the Assessment Act, R.S.O. 1990, c.A.31, as amended;

**“Building Code Act”** means the *Building Code Act*, 1992, S.O. 1992, c.23, as amended, or any successor thereof;

**“Cannabis”** shall mean a genus of flowering plants in the family Cannabaceae. Synonyms include but are not limited to marijuana, and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs [hemp milk, hemp seed, hemp oil], fiber and biofuels);

**“Cannabis Production and Processing”** means lands, buildings or structures used for producing, processing, testing, destroying, packaging and/or shipping of cannabis authorized by an issued license or registration by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, to the Cannabis Act, SC 2018, c 16, the Controlled Drugs and Substances Act, SC 1996, c 19 and the Food and Drugs Act, RSC 1985, c F-27, as amended from time to time, or any successors thereto;

**“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, construct or improve facilities including,
  - (i) furniture and equipment other than computer equipment, and
  - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c. P.44, as amended, or any successor thereof; and
  - (iii) rolling stock with an estimated useful life of seven years or more, and
- (a) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) 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 (a) to (e) above that are growth-related;

**“Class”** means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act;

**“Commercial”** means use of any lands, buildings or structures for the purpose of buying and selling commodities and supplying services, but does not include Industrial Use or Agricultural Use, but does include hotels, motels, motor inns, lodging and rooming houses, and retirement homes;

**“Council”** means the Council of the Township of Otonabee-South Monaghan;

**“Development”** means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

**“Development Charge”** means a charge imposed with respect to this By-law;

**“ Dwelling Unit”** means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

**“Existing Industrial Building”** means a building or buildings existing on a site in the Township of Otonabee-South Monaghan as per the date of the original issued building permit for the buildings or structures constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) subsequent to June 15, 2010 for which full development charges were paid, and is used for or in connection with,

- (a) the production, compounding, processing, packaging, crating, bottling, packaging
- (b) or assembling of raw or semi-processed goods or materials (“manufacturing”) in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site (“manufacturing”) or warehousing related to the manufacturing use carried on in the building or buildings,
- (c) research or development in connection with manufacturing in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site,
- (d) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five per cent of the total gross floor area of the building or buildings on the site, or
- (e) office or administrative purposes, if they are,
  - (i) carried out with respect to the manufacturing or warehousing; and,
  - (ii) in or attached to the building or structure used for such manufacturing or warehousing;

**“Farm Building”** means barns, silos and other development ancillary to a Bona Fide Farming Use, but does not include a residential use;

**“Garden Nursery Sales and Supply Establishment”** means a building or part of a building and land adjacent thereto for growing or displaying of flowers, fruits, vegetables, plants, shrubs, trees, or similar vegetation which is sold to the public at retail and shall also include the sale of such goods, products and equipment as are normally associated with gardening or landscaping, but shall not include Cannabis Production and Processing;

**“Greenhouse-Commercial”** means a building or structure for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation, which are not necessarily planted outdoors on the same lot containing such greenhouse, and, which are sold directly from such lot a wholesale or retail, but shall not include Cannabis Production and Processing;

**“Gross floor Area”** means:

- (a) 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
- (b) 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:
  - (i) 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;
  - (ii) loading facilities above or below grade; and
  - (iii) 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;
  - (iv)

**“Home Industry”** means a small-scale commercial or industrial establishment that operates entirely within a separate accessory building on the same lot as the home of the proprietor. Home industries include uses such as a carpentry shop, a metal/welding shop, an electrical shop, a plumbing shop, small engine repair, a landscaping or landscape contracting business, a nursery greenhouse, and a bus/truck parking and maintenance facility, but shall not include Cannabis Production and Processing;

**“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. Industrial does not include Cannabis Production and Processing;

**“Institutional Development”** means development of a building or structure intended for use,

(a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

(b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;

(c) by any of the following post-secondary institutions for the objects of the institution:

(i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,

(ii) a college or university federated or affiliated with a university described in subclause (i), or

(iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;

(d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

(e) as a hospice to provide end of life care.

**“Local Board”** means a local board as defined in the Development Charges Act, 1997, S.O. 1997, c.27, as amended;

**“Local Services”** means those services, facilities or things which are under the jurisdiction of the Township and are related to a plan under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or any successor thereof, or are within the area to which the plan relates in respect of the lands;

**“Manufacturing, Processing, Assembling or Fabricating Plant”** a plant in which the process of producing any product, by hand or mechanical power and machinery, is carried on systematically with division of labour, but shall not include Cannabis Production and Processing;

**“Multiple Dwellings”** means all dwellings other than single-detached, semi-detached and apartment unit dwellings. For the purposes of this By-law, Park Model Trailers are considered multiple dwellings;

**“Non-profit Housing Development”** means development of a building or structure intended for use as residential premises by,

(a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;

(b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or

(c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*.

**“Non-residential Use”** means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

**“Official Plan”** means the Official Plan adopted for the Township, as amended and approved;

**“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’

**“Park Model Trailer”** has the same meaning as that contained in the zoning by-law;

**“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;

**“Rate”** means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

**“Regulation”** means any regulation made pursuant to the Act;

**“Rental housing”** means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

**“Residential Dwelling”** means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

**“Residential Use”** means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

**“Semi-detached Dwelling”** means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;

**“Service”** means a service designed in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;

**“Servicing Agreement”** means an agreement between a landowner and the Township relative to the provision of municipal services to specified land within the jurisdiction of the Township;

**“Single Detached Dwelling Unit”** means a residential building consisting of one dwelling unit and not attached to another structure;

**“Special Care Facilities”** means lands, buildings or structures used or designed or intended for uses for the purpose of providing supervision, nursing care or medical treatment, which do not comprise dwelling units, that are licensed, approved or supervised under any special or general statute, and excludes the special care/special dwelling portions of the building;



**“Special Care/Special Dwelling”** means a residential portion of special care facilities containing rooms or suites of rooms designed or intended to be used for sleeping and living accommodation that have a common entrance from street level:

- (i) Where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
- (ii) Which may or may not have exclusive sanitary and/or culinary facilities;
- (iii) That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
- (iv) Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services may be provided at various levels

**“Township”** means the area within the geographic limits of the Township of Otonabee-South Monaghan;

**“Warehouse”** means a building or part of a building used for the storage of goods, wares, merchandise, articles or things, and may include facilities for a wholesale or retail commercial outlet, but shall not include a cartage, transport depot or Cannabis Production and Processing; and

**“Zoning By-Law”** means the Zoning By-Law of the Township of Otonabee-South Monaghan, or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.

## **2. DESIGNATION OF SERVICES AND CLASSES**

2.1 The categories of services and classes for which development charges are imposed under this By-law are as follows:

- (a) Services Related to a Highway;
- (b) Fire protection Services;
- (c) Library Services;
- (d) Parks and Recreation Services; and
- (e) Growth Studies.

2.2 The components of the services and classes designated in section 2.1 are described in Schedule A.

### **3. APPLICATION OF BY-LAW RULES**

3.1 Development charges shall be payable in the amounts set out in this By-law to all land within the Township of Otonabee-South Monaghan where the development of the lands requires any of the approvals set out in subsection 3.4(a).

#### **Area to Which By-law Applies**

3.2 Subject to section 3.3, this By-law applies to all lands within the jurisdiction of the Township of Otonabee-South Monaghan whether or not the land or use thereof is exempt from Development Charges under section 3 of this by-law or from taxation under the Assessment Act, R.S.O. 1990, c.A.31, as amended.

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:

- (a) the Township or a local board thereof;
- (b) a board of education; or
- (c) the Corporation of the County of Peterborough or a local board thereof.

#### **Approvals for Development**

3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- (ii) the approval of a minor variance under section 45 of the Planning Act; a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
- (iii) the approval of a plan of subdivision under section 51 of the Planning Act;
- (iv) a consent under section 53 of the Planning Act;

(v) 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

(vi) the issuing of a permit under the Building Code Act in relation to a building or structure.

(b) No more than one development charge for each service designated in 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(a) are required before the lands, buildings or structures can be developed.

(c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

### Exemptions

3.5 Notwithstanding the provisions of this By-law, no development charge shall be payable where the development:

(a) is limited to the enlargement of an existing dwelling unit;

(b) is limited to the creation of up to two additional dwelling units as prescribed, in prescribed classes of existing residential buildings as set out in the regulations to the Development Charges Act, 1997;

(c) is limited to the creation of an additional dwelling unit as prescribed, in prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997; and

(d) is limited to the creation of an additional dwelling unit ancillary to a new dwelling unit for prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997.

3.6 Notwithstanding section 3.5, development charges shall be imposed if the total gross floor area of the additional units exceeds the gross floor area of the existing dwelling unit.

3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than

(a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and

(b) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.8 Exemption for Industrial Development:

3.8.1 Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this section. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.

3.8.2 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

3.9 For the purpose of section 3.8 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

### 3.10 Other Exemptions:

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

- a) Industrial uses;
- b) Agricultural uses; and
- c) Places of worship.

### Amount of Charges

#### Residential

3.11 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

3.12 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

3.13 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years 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:

(a) 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 charge under subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

(b) 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 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

#### Time of Payment of Development Charges

- 3.14 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.
- 3.15 Notwithstanding Subsections 3.11 and 3.12, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.16 Notwithstanding Subsections 3.11 and 3.12, Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.17 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 3.11 and 3.12 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 3.11 and 3.12 shall be calculated on the rates, including interest, set out in Schedules "B" on the date of the later planning application, including interest.

3.18 Despite sections 3.14 to 3.17 and in accordance with section 27 of the Act, 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.

#### **4. PAYMENT BY SERVICES**

4.1 Despite the payment required under subsections 3.11 and 3.12, 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, commencing on the 1<sup>st</sup> of January, 2022 and each year thereafter, in accordance with the prescribed index in the Act.

**6. SCHEDULES**

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

Schedule A - Components of Services and Classes Designated in section 2.1

Schedule B - Residential and Non-Residential Development Charges

**7. CONFLICTS**

7.1 Where the Township 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.

7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), 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.

**8. SEVERABILITY**

8.1 If, for any reason, any provision of this By-law is held to be invalid by a court of competent jurisdiction, it is hereby declared to be the intention of Council that such provision be severable and the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

**9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect on December 14, 2020.

**10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on December 15, 2025 unless it is repealed by Council at an earlier date.



**11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 2015-58, is hereby repealed as of the date and time of this By-law coming into effect.

Read a First and Second time this 14<sup>th</sup> day of December, 2020

Read a Second and third time, signed and sealed with the Corporate Seal this 14<sup>th</sup> day of December, 2020

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Mayor – Joe Taylor

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Clerk – Heather Scott

**SCHEDULE “A” TO BY-LAW 2020-XX**  
**COMPONENTS OF SERVICES AND CLASSES DESIGNATED IN SUBSECTION 2.1**

**D.C.-Eligible Services**

- Services Related to a Highway
  - Roads, Sidewalks, and Streetlights Rolling Stock and Equipment
  - Public Works Facilities, Fleet and Equipment
- Fire Protection Services
  - Fire Facilities
  - Fire Vehicles
  - Fire Fighter Equipment and Gear
- Library
  - Library Facilities
  - Library Materials
- Parks and Recreation Services
  - Recreation Facilities
  - Rolling Stock and Equipment
  - Parkland Development

**D.C.-Eligible Class**

- Growth Studies
  - Services Related to a Highway
  - Water Services
  - Fire Protection Services
  - Parks and Recreation Services
  - Library Services

**SCHEDULE "B" TO BY-LAW 2020-XX  
RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service/Class	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Commercial / Institutional (per sq.ft. of Gross Floor Area)	Industrial (per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Services:</b>							
Services Related to a Highway	3,112	2,000	1,860	1,148	1,110	1.71	-
Fire Protection Services	2,175	1,398	1,300	802	776	1.20	-
Parks and Recreation Services	2,269	1,458	1,356	837	810	0.37	-
Library Services	885	569	529	326	316	0.14	-
Growth Studies	183	118	109	67	65	0.09	-
<b>Total Municipal Wide Services/Class of Services</b>	<b>8,624</b>	<b>5,543</b>	<b>5,154</b>	<b>3,180</b>	<b>3,077</b>	<b>3.51</b>	<b>-</b>