

**THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES**

**BY-LAW NUMBER 04 of 2023**

**BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES**

**WHEREAS** the Municipality of Lambton Shores will experience growth through development and re-development;

**AND WHEREAS** development and re-development require the provision of physical and social services by the Municipality of Lambton Shores;

**AND WHEREAS** Council desires to ensure that the capital cost of meeting growth-related demands for, or burdens on, municipal services does not place an excessive financial burden on the Municipality of Lambton Shores 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** subsection 2(1) of the *Development Charges Act, 1997 c. 27* (hereinafter called "the Act") provides that the Council the Municipality of Lambton Shores may impose development charges against land to pay for increased capital costs required because of increased needs for services;

**AND WHEREAS** the Council of the Corporation of the Municipality of Lambton Shores has given Notice on November 14, 2022 according to *section 12 of the Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

**AND WHEREAS** the Council of the Municipality of Lambton Shores has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on December 20, 2022.

**AND WHEREAS** the Council of the Municipality of Lambton Shores had before it a report entitled Municipality of Lambton Shores 2022 Development Charges Background Study dated December 8, 2022 prepared by DFA Infrastructure International Inc. wherein it is indicated that the development of any land within the Municipality will increase the need for services as defined herein;

**AND WHEREAS** the Council of the Municipality of Lambton Shores on December 20, 2022 approved the applicable Development Charge Background Study, inclusive of the capital forecast therein, in which certain recommendations were made relating to the establishment of a development charge policy for the Municipality of Lambton Shores pursuant to the *Development Charges Act, 1997*;

**AND WHEREAS** the Council of the Municipality of Lambton Shores on December 20, 2022, determined that no additional public meeting was required to be held as part of the approval process.

**THEREFORE** the Council of the Municipality of Lambton Shores enacts as follows:

## **1. INTERPRETATION**

1.1. In this by-law, the following items shall have corresponding meanings:

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

"agricultural processing establishment" shall mean use of land and/or buildings or structures for the processing of products derived from agricultural uses, as defined in this By-law. These shall include such products as seed, grain, feed and forage processing, storage and transport, fruit and vegetable storage and treatment, livestock and poultry assembly, sales and transport, a cheese factory, an egg grading station, a saw mill, an abattoir and a dead stock removal facility;

"apartment unit" means any dwelling unit within a multiple dwelling containing more than four dwelling units where the units are connected by an interior corridor, within a building designed or used for non-residential use, or within or ancillary to a building designed or used as a single detached dwelling, semi-detached dwelling, row house dwelling, or other dwelling unit;

"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, Chap. E.2*, as amended, or any successor thereof;

"bona fide farm uses" means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

"Building Code Act" means the *Building Code Act, S.O. 1992*, as amended, or any successor thereof;

"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,

- ii. 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
- iii. rolling stock with an estimated useful life of seven years or more.
- e) to undertake studies in connection with any services designated in this By-law within or outside the municipality,
- f) interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

"commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses; for certainty also includes greenhouse – commercial;

"Council" means the Council of the municipality;

"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 pursuant to this By-law;

"dwelling unit" means any part of a building or structure used, designated 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" means the number, use and size that existed as of the date this by-Law was passed;

"greenhouse - commercial" means a building or structure used for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such a building or structure, but are sold directly from such lot at wholesale or retail;

"greenhouse - farm large scale" means an agricultural use in which the predominant economic activity involves the growing of plant materials in large scale greenhouses for subsequent replanting or sale but shall not include retail sale from the property;

"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.

"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 warehousing club;

"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;

"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 Lambton Shores or any part or parts thereof;

"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;

"multiple dwellings" means all dwelling units other than single-detached, semi-detached and apartment unit dwellings;

"Municipality" means the Corporation of the Municipality of Lambton Shores;

"municipality" means the area within the geographic limits of the Municipality of Lambton Shores;



"non-profit housing development" means the development of a building or structure intended for use as a residential premises and developed by,

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* 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 Municipality, 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;

"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 base rate of interest as determined under Section 26.3 of the Act plus one percent;

"regulation" means any regulation made pursuant to the Act;

"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;

"row dwelling" means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

"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 designated in Schedule "A" to this By-law, and "services" shall have a corresponding meaning;

"servicing agreement" means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified land within the municipality and/ or the landowner's assurances relative to affordable, attainable residential units as described under Section 4.1 of the Act;

"single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure;

"wind turbine" means a part of a system that converts energy into electricity, and consists of a wind turbine, a tower and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediaries; and

"Zoning By-Law" means the Zoning By-Law of the Municipality of Lambton Shores, or any successor thereof passed pursuant to *Section 34 of the Planning Act, S.O. 1998*.

## **2. DESIGNATION OF SERVICES**

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

- a) Outdoor Recreation
- b) Indoor Recreation
- c) Fire
- d) Transportation
- e) Storm Sewer
- f) Wastewater

2.2. The components of the services designated in Subsection 2.1 are described in Schedule "A".

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

Development charges shall be payable in the amounts set out in this By-law where:

- a) the lands are located in the area described in Subsections 3.1 and 3.2; and
- b) the development of the lands requires any of the approvals set out in Paragraph 3.4(a).

### Area to Which By-law Applies

- 3.1. Subject to Subsection 3.3, this By-law applies to all lands in the Municipality of Lambton Shores whether or not the land or use thereof is exempt from taxation under s. 13 of the *Assessment Act*.
- 3.2. Subject to Subsection 3.3, the municipal wide services provided on Schedule B to this by-law will be imposed individually on development. Wastewater charges will be imposed within the wastewater service areas as shown in Schedules C-1.
- 3.3. Notwithstanding Subsection 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
  - a) the Municipality or a local board thereof;
  - b) a board of education;
  - c) non-profit housing; or
  - d) The Corporation of the County of Lambton or 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*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act, R.S.O. 1998*, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act 1992* 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 Paragraph 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite Paragraph 3.4(b), if two or more of the actions described in Paragraph 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, development charges shall not be imposed with respect to an enlargement of an existing dwelling unit.

3.6. Notwithstanding the provisions of this By-law, the creation of the greater of the following in an existing rental residential building, which contains four or more residential units, shall be exempt from development charges:

- a) One residential unit.
- b) 1% of the existing residential units.

3.7. Notwithstanding the provisions of this By-law, the creation of any of the following in an existing residential building shall be exempt from development charges:

- a) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
- b) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- c) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

3.8. Notwithstanding the provisions of this By-law, the creation of any of the following in a new residential building shall be exempt from development charges:

- a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit.
- b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

- c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

### 3.9. Exemption for Industrial Development

- a) 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 where the gross floor area is enlarged by 50 percent or less.
- b) 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 as determined as follows:
  - (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement; and
  - (ii) divide the amount determined under Subparagraph (i) by the amount of the enlargement.
- c) For the purpose of Subsection 3.9 herein, "existing industrial building" is used as defined in the Regulations 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) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*;
- b) A public hospital receiving aid under the *Public Hospitals Act, R.S.O. 1990, Chap.P.40*, as amended, or any successor thereof;
- c) The development of non-residential farm buildings constructed for bona fide farm uses, which qualify as a farm business, being that which operates with a valid Farm Business Registration Number and is assessed in the Farmland Realty Tax Class;
- d) The lands used by a University or College, where such lands are used for university/college or university/college related purposes;
- e) A temporary building or structure which is constructed, erected or placed on land for a continuous period of time not exceeding one (1) year;

- f) A building or structure or part thereof which is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a residential use, building or structure;
- g) Any lots where the developing landowner has paid the water or wastewater development charge or a charge under by-law 64 of 2002, or a similar by-law for one of the former communities, will not pay the development charge for that service;
- h) Greenhouse - farm large scale buildings are exempt from the charges for all services;
- i) For Greenhouse - commercial buildings, the area accessible to the public will be subject to the Commercial/Institutional charge whereas all other building areas are exempt from the charges; and
- j) For Affordable and Attainable Residential Units as described in Section 4.1 of the Act. These exemptions would take effect on the date Section 4.1 of the Act becomes effective for the duration it remains in force.

#### Amount of Charges – Residential

3.11. The development charges set out in Schedule “B” to this By-law shall:

- a) 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.

#### Amount of Charges - Non-Residential

3.12. The development charges set out in Schedule “B” to this By-law shall:

- a) 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 a 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.

#### Discount, rental housing development

- 3.14. Despite any other provisions of this By-law, In the case of rental housing development, the amount determined under subsection (1) shall be reduced in accordance with the following rules:
- a) A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent.
  - b) A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent.
  - c) A development charge for a residential unit intended for use as a rented residential premises not referred to in paragraph 1 or 2 shall be reduced by 15 per cent.

#### Time of Payment of Development Charge

- 3.15. Development charges imposed under this By-Law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.16. Despite Subsection 3.15, 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 3.11 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.
- 4.2. Despite the payment required under Subsections 3.11 and 3.12, the charge imposed under this by-law shall be no greater than the charge as calculated in accordance to the rules as detailed in Section 5 (6) of the Act, for the duration it remains in force.

## **5. INDEXING**

- 5.1. Development charges imposed pursuant to this By-law may be adjusted annually, without amendment to this By-law, commencing on the 1<sup>st</sup> of January 2024 and each year thereafter, 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 Subsection 6.1, where a development which is the subject of an agreement to which Subsection 6.1 applies, is subsequently the subject of one or more of the actions described in Paragraph 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.

## **7. SCHEDULES**

- 7.1. The following schedules shall form part of this By-Law:

Schedule "A" - Components of Services Designated in section 2.1  
Schedule "B" - Residential and Non-Residential Development Charges  
Schedules "C-1" - Wastewater Development Charge Service Areas

## **8. SEVERABILITY**

- 8.1. If, for any reason, any provision of this By-law is held to be 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, amended or modified.

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

- 9.1. This By-Law shall come into effect on January 10, 2023.

## **10. DATE BY-LAW EXPIRES**

- 10.1. This By-Law will expire at 11:59 PM on January 10, 2028 unless it is repealed by Council at an earlier date.

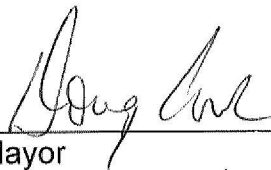
## **11. EXISTING AND AMENDING BY-LAW REPEALED**

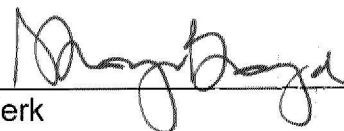
11.1. This By-law hereby repeals By-law Number 01 of 2018.

## **12. DEEMED AMENDMENTS OF BY-LAW**

12.1. This By-law shall be deemed to be amended to be consistent with sections of, or regulations made under, the *More Homes Built Faster Act, 2022* as and when they come into force or if any section or provision or regulation is repealed or revoked.

**READ A FIRST, SECOND AND THIRD TIME, AND FINALLY PASSED** this 10<sup>th</sup> day of January, 2023

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

**SCHEDULE "A" TO THE BY-LAW  
COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1**

**Outdoor Recreation**

- Parkland development
- Parkland amenities
- Park trails

**Indoor Recreation**

- Recreation facilities

**Fire**

- Vehicles and Equipment
- Facilities
- Land

**Transportation**

- Roads, sidewalks, streetlights, traffic controls
- Bridges, culverts
- Vehicles and equipment
- Facilities

**Storm Sewer**

- Growth-related studies

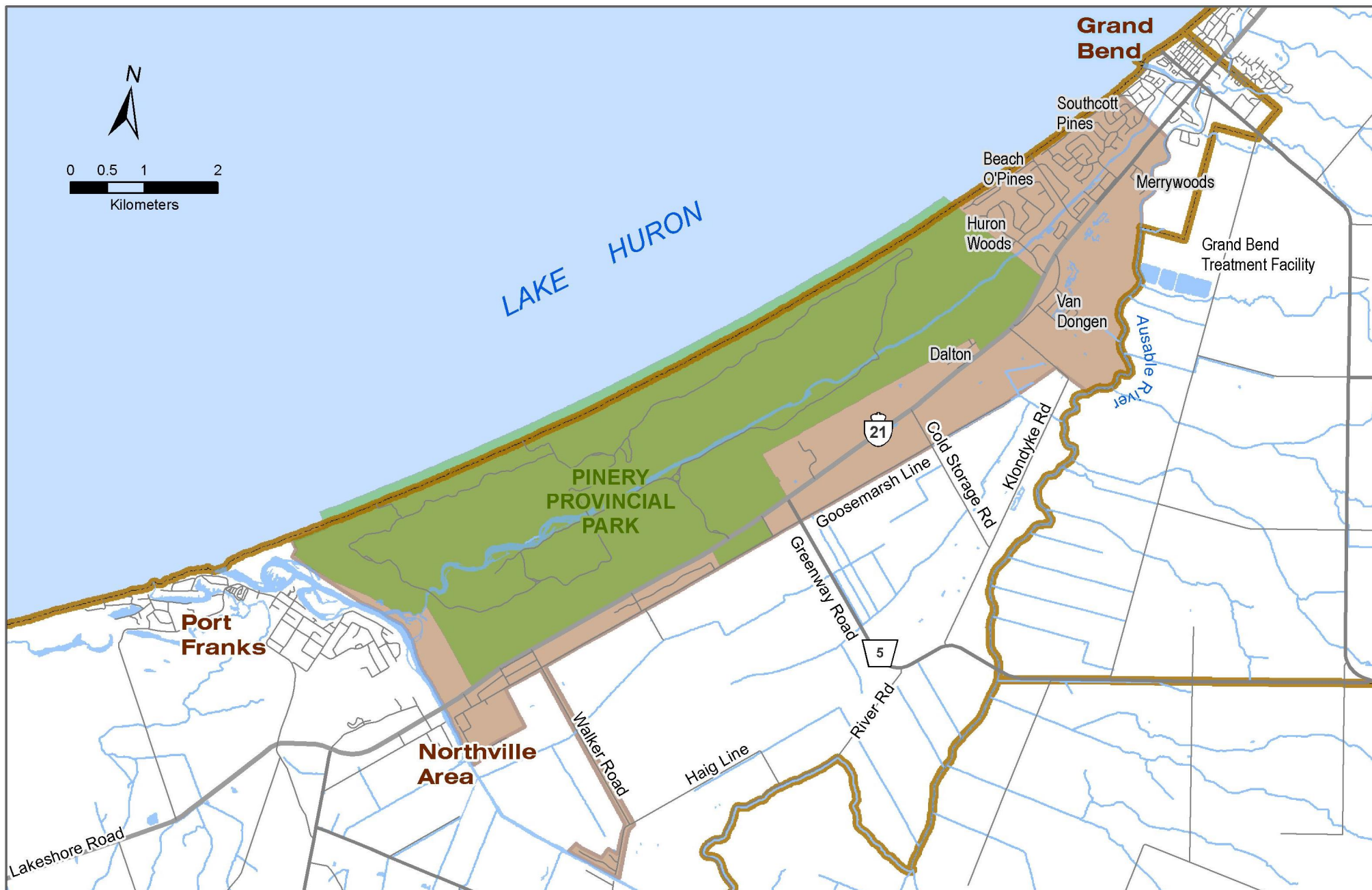
**Wastewater**

- Treatment and Collection

# SCHEDULE "B" TO THE BY-LAW

## RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES - Effective July 17, 2024

Service	Residential Charge (By Dwelling Type)				Non-Residential Charge		
	Single Detached / Semi-Detached	Apartment Units - One Bedroom or	Apartment Units - Two or More	Other Multiples	Wind Turbine (per turbine)	Commercial/ Institutional (per metre <sup>2</sup> of	Industrial (per metre <sup>2</sup> of GFA)
<b>Municipal Wide Services</b>							
Growth-Related Studies	\$ 108.57	\$ 57.79	\$ 76.89	\$ 91.07	\$ -	\$ 0.64	\$ 0.64
Outdoor Recreation	\$ 545.98	\$ 290.60	\$ 386.67	\$ 458.00	\$ -	\$ 0.49	\$ 0.49
Indoor Recreation	\$ 1,052.22	\$ 560.05	\$ 745.20	\$ 882.65	\$ -	\$ 0.94	\$ 0.94
Fire	\$ 376.50	\$ 200.39	\$ 266.64	\$ 315.82	\$ 376.50	\$ 2.21	\$ 2.21
Transportation	\$ 5,162.10	\$ 2,747.58	\$ 3,655.87	\$ 4,330.23	\$ 5,162.10	\$ 30.35	\$ 30.35
Storm Sewer	\$ 79.86	\$ 42.51	\$ 56.56	\$ 42.51	\$ 79.86	\$ 0.47	\$ 0.47
<b>Sub-total Municipal Wide Services</b>	<b>\$ 7,325.23</b>	<b>\$ 3,898.93</b>	<b>\$ 5,187.83</b>	<b>\$ 6,120.28</b>	<b>\$ 5,618.46</b>	<b>\$ 35.09</b>	<b>\$ 35.09</b>
<b>Wastewater Services</b>							
Wastewater (Grand Bend)	\$ 4,784.45	\$ 2,546.57	\$ 3,388.41	\$ 4,013.43	\$ -	\$ 27.98	\$ 27.98
<b>Sub-total for Wastewater</b>	<b>\$ 4,784.45</b>	<b>\$ 2,546.57</b>	<b>\$ 3,388.41</b>	<b>\$ 4,013.43</b>	<b>\$ -</b>	<b>\$ 27.98</b>	<b>\$ 27.98</b>
<b>TOTAL CHARGE PER FULLY SERVICED UNIT</b>	<b>\$ 12,109.68</b>	<b>\$ 6,445.50</b>	<b>\$ 8,576.24</b>	<b>\$ 10,133.71</b>	<b>\$ 5,618.46</b>	<b>\$ 63.07</b>	<b>\$ 63.07</b>



### SCHEDULE C-1

GRAND BEND DEVELOPMENT CHARGE  
WASTEWATER SERVICE AREA