Northumberland county

September 1, 2020

To:

Township of Alnwick/Haldimand
Municipality of Brighton
Town of Cobourg
Township of Cramahe
Township of Hamilton
Municipality of Port Hope
Municipality of Trent Hills
Kawartha Pine Ridge District School Board
Peterborough Victoria Northumberland and Clarington Catholic District School Board
MonAvenir Conseil Scolaire Catholique
Conseil Scolaire Viamonde

Re: Notice of Passing of County-Wide Development Charges By-Law

Please find enclosed copies of:

- The Notice of Passing of County-Wide Development Charges By-Law
- By-law 2020-36, and Schedule A

Sincerely,

M. Ellis

Maddison Ellis
Deputy Clerk

Received
SEP 0 9 2020
Municipality of Port Hope

555 Courthouse Road, Cobourg, Ontario K9A 5J6
phone 905-372-3329 • fax 905-372-1696

COUNTY OF NORTHUMBERLAND
NOTICE OF PASSING OF
COUNTY-WIDE DEVELOPMENT CHARGES BY-LAW

TAKE NOTICE that the Council of the County of Northumberland passed a County-wide development charges By-law No. 2020-36, and Schedule "A" on the 26th day of August, 2020 under section 2 (1) of the Development Charges Act, 1997, S.O., 1997 c. 27, as amended; and

TAKE NOTICE that By-law 2018-23, being a by-law for the imposition of an area-specific development charge on the Cobourg East Community, is hereby repealed on the date that this by-law comes into effect; and

TAKE NOTICE that By-law 2020-36 comes in effect on October 1, 2020; and

TAKE NOTICE that any person or organization may appeal to the Local Planning Appeal Tribunal under section 14 of the Act, in respect of the development charges by-law, by filing with the Clerk of the County of Northumberland on or before the **5th day of October, 2020** a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.

The schedule of development charges imposed by the by-law, which comes into effect on October 1, 2020, is as follows:

SCHEDULE A TO BY-LAW 2020-36
SCHEDULE OF DEVELOPMENT CHARGES FOR THE COUNTY OF NORTHUMBERLAND

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 sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Roads and Related	2,100	1,394	1,061	1,640	892	1.16
Administration Studies	42	28	21	33	18	0.02
Homes for Aged	273	181	138	213	116	0.16
Provincial Offences Act	-	-	-	-	-	-
Paramedic Services	86	57	43	67	37	0.05
Community Housing	396	263	200	309	168	-
Waste Diversion Services - Facilities	34	23	17	27	14	0.02
Total Municipal Wide Services	**2,931**	**1,946**	**1,480**	**2,289**	**1,245**	**1.41**
Area-Specific Services						
Excluding Port Hope Rural Ward II						
Waste Diversion Services - Curbside Collection	63	42	32	49	27	0.04
Total Area-Specific Services	**63**	**42**	**32**	**49**	**27**	**0.04**
Grand Total - Port Hope Rural Ward II	**2,931**	**1,946**	**1,480**	**2,289**	**1,245**	**1.41**
Grand Total - Outside of Port Hope Rural Ward II	**2,994**	**1,988**	**1,512**	**2,338**	**1,272**	**1.45**

No key map has been provided as the by-law applies to all lands located within the County of Northumberland.

A copy of the complete by-law is available for examination at the County of Northumberland office, 555 Courthouse Road, Cobourg, Ontario K9A 5J6 during regular business hours (weekdays from 8:30 AM to 4:30 PM) excluding statutory holidays.

Nancy MacDonald, Clerk, Northumberland County
905-372-3329, x 2238
macdonaldn@northumberlandcounty.ca

If you require this information in an alternate format, please contact the Accessibility Coordinator at accessibility@northumberlandcounty.ca or 1-800-354-7050 ext 2327.

Northumberland county

By-law 2020-36

By-law for the Imposition of a County-wide Development Charge on the County of Northumberland

Whereas the County of Northumberland will experience growth through development and re-development of lands within the County;

And Whereas development and re-development requires the provision of physical and social services by the County Northumberland;

And Whereas Council desires to ensure that the capital cost of meeting growth- related demands does not place an excessive financial burden on the County of Northumberland 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 services;

And Whereas the Development Charges Act, 1997 (the "Act") provides that the Council of a County 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 charges background study has been completed in accordance with the Act;

And Whereas the Council of The Corporation of the County of Northumberland has given notice of and held a public meeting on the 18th day of June 2020 in accordance with the Act and the regulations thereto;

Now Therefore Be It Enacted as a By-law of the Corporation of the County of Northumberland as follows:

1. INTERPRETATION

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

"Act" means the Development Charges Act, as amended, or any successor thereof;

"accessory use" means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

"apartment unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor. Despite the foregoing, an apartment dwelling includes stacked townhouse dwellings;

"bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;

"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;

"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 County or a local board thereof directly or by others on behalf of and as authorized by the County 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, Chap. P.44, as amended, or any successor thereof; and

   iii. rolling stock with an estimated useful life of seven years or more, and

e) 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 or required for the provision of services designated in this by-law within or outside the County, including interest on borrowing for those expenditures under clauses (1) to (5) 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;

"Council" means the Council of the County of Northumberland;

"County" means the Corporation of the County of Northumberland and the area within the geographic limits of the County of Northumberland;

"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 may be 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;

"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;

"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 warehouse club;

"interest" means the County' short-term borrowing rate with their financial institutions, calculated as the prime rate less 0.85%;

"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. For the purposes of s.s.7(2) herein, 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 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 County of Northumberland or any part or parts thereof;

"local services" means those services, facilities or things which are under the jurisdiction of the County 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 dwellings other than single-detached, semi- detached apartment unit 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 County, 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 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;

"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 dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;

"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 County relative to the provision of municipal services to specified land within the County;

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

"special care dwelling unit" 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 room 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;

"stacked townhouse dwelling" means two townhouse dwellings, one on top of each other; and

"townhouse dwelling" means a building vertically divided into three or more dwelling units by common walls extending from the base of the foundation to the roof. Each dwelling unit shall have separate entrance directly to the outside;

2. DESIGNATION OF SERVICES

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

a) Paramedic Services

b) Homes for the Ages Services

c) Community Housing Services

d) Waste Diversion Services – Facilities

e) Waste Diversion Services – Curbside Collection

f) Administration Studies

g) Roads and Related Services

3. APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable 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(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this by-law applies to all lands in the County of Northumberland, whether or not the land or use thereof is exempt from taxation under s.13 or 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 County of Northumberland or a local board thereof;

(2) a board of education; or

(3) the Corporation of a local Municipality within the County of Northumberland 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;

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. 1990, Chap. C.26, as amended, or any successor thereof; or

vii. 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 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:

a) an enlargement to an existing dwelling unit;

b) one or two additional dwelling units in an existing, or ancillary to, a single detached dwelling; or

c) one additional dwelling unit in any other existing residential building;

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

3.7 Notwithstanding section 3.5(c), 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, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.

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) Bona fide farm uses;

b) Places of Worship;

c) Hospitals as governed by the *Public Hospitals Act;*

d) Municipal housing project facilities under County By-law 2019-20.

e) The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1.	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2.	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

Amount of Charges

Residential

3.11 The development charges set out in Schedule "A" 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 "A" 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 60 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 charge under subsection 3.11 by the number, according to type, of 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 3.12, 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 are due and payable in full to the County on the date the first building permit is issued for any land, buildings, or structures affected by the applicable development charge and a building permit with respect to a building or structure shall be withheld where the applicable development charge has not been paid pursuant to Section 28 of the Act

3.15 Notwithstanding subsection 3.14, the timing of calculation and payment of the development charge with respect to an approval of a Plan of Subdivision under Section 51 of the Planning Act, R.S.O., 1990 as amended, shall be addressed in the subdivision agreement, subject to any applicable exemptions contained in

this By-law, and calculated in accordance with subsections 3.11 and 3.12 of this bylaw.

3.16 Notwithstanding Subsections 3.14 and 3.15, 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.

3.17 Notwithstanding Subsection 3.14 and 3.15, 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;

3.18 Where the development of land results from the approval of a Site Plan or Zoning By-law 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 3.14, 3.15, 3.16 and 3.17 shall be calculated on the rates set out in Schedule "A" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 3.14, 3.15, 3.16 and 3.17 shall be calculated on the rates, including interest, set out in Schedule "A" on the date of the later planning application, including interest.

3.19 Despite subsections 3.14, 3.15, 3.16, 3.17, and 3.18, 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.

5. INDEXING

5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, on the anniversary date of the by-law, 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 - Residential and Non-Residential Development Charges

7. CONFLICTS

7.1 Where the County 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(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.

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.

8.2 By-law 2018-23, being a by-law for the imposition of an area-specific development charge on the Cobourg East Community, is hereby repealed on the date this by-law comes into effect.

9. DATE BY-LAW IN FORCE

9.1 This by-law shall come into effect at 12:01 AM on October 1, 2020.

10. DATE BY-LAW EXPIRES

10.1 This by-law will expire at 12:01 AM on October 1, 2025 unless it is repealed by Council.

That By-law No. 2020-36 be introduced and be deemed to be read a first, second and third time and passed, signed and sealed this 26th day of August, 2020.



Robert Sanderson, Warden

Nancy MacDonald, Clerk

Received

SEP 09 2020

Municipality of Port Hope

SCHEDULE A to By-law 2020-36

SCHEDULE OF DEVELOPMENT CHARGES FOR THE COUNTY OF NORTHUMBERLAND

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 sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Roads and Related	2,100	1,394	1,081	1,640	892	1.16
Administration Studies	42	28	21	33	18	0.02
Homes for Aged	273	181	138	213	116	0.16
Provincial Offences Act	-	-	-	-	-	-
Paramedic Services	86	57	43	67	37	0.05
Community Housing	396	263	200	309	168	-
Waste Diversion Services - Facilities	34	23	17	27	14	0.02
Total Municipal Wide Services	**2,931**	**1,946**	**1,480**	**2,289**	**1,245**	**1.41**
Area-Specific Services						
Excluding Port Hope Rural Ward II						
Waste Diversion Services - Curbside Collection	63	42	32	49	27	0.04
Total Area-Specific Services	**63**	**42**	**32**	**49**	**27**	**0.04**
Grand Total - Port Hope Rural Ward II	**2,931**	**1,946**	**1,480**	**2,289**	**1,245**	**1.41**
Grand Total - Outside of Port Hope Rural Ward II	**2,994**	**1,988**	**1,512**	**2,338**	**1,272**	**1.45**