

**THE CORPORATION OF THE
TOWN OF PRESCOTT**

BY-LAW NO. 36-2018

A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES

WHEREAS the Town of Prescott has and is projected to experience growth through development and redevelopment of land, which will increase the need for services to be provided by the Town;

AND WHEREAS Council wishes to ensure that the capital cost of meeting growth-related demands for services does not place a financial burden upon the Town's existing taxpayers, but also that new taxpayers bear no more than the net capital cost attributable to providing the eligible services;

AND WHEREAS Section 2 of the *Development Charges Act*, S.O. 1997, c. 27, as amended, (hereinafter called the "Development Charges Act") enables the Council to pass by-laws for the imposition of development charges against land within the municipality if the development or redevelopment of land would increase the need for services;

AND WHEREAS the Town prepared a Development Charges Background Study (dated March 17, 2018) which was posted on the Town website on March 20, 2018 in accordance with Section 10(4) of the *Development Charges Act*;

AND WHEREAS Council, pursuant to Section 12 of the *Development Charges Act* and Section 9 of Ontario Regulation 82/98, gave notice on August 8, 2018 of a public meeting to consider the passing of a development charges by-law, made available two weeks before and at the public meeting the proposed by-law, study, to enable the public to understand generally the development charges proposal, held a public meeting on August 29, 2018 and heard representations from all persons who applied to be heard whether in objection to or in support of the proposed by-law;

AND WHEREAS Council, having reviewed the development charges background study, addendum, and the proposed by-law, and having considered all of the representations made at the public meeting, directed that this by-law be enacted;

AND WHEREAS Council, on September 24, 2018 approved the capital project listing set out in Chapter 6 of the Development Charges Background Study dated March 17, 2018 (as amended (typos)), subject to further annual review during the capital budget process;

NOW THEREFORE, the Council of The Corporation of the Town of Prescott enacts as follows:

1.0 Short Title

1.1 That this By-law shall be known as the "Development Charges By-law".

2.0 Definitions

For the purposes of this By-law, the following definitions shall apply:

2.1 *Accessory Apartment* means a residential dwelling unit within a single or semi-detached dwelling not exempted within Section 4.6 of this by-law and in the case of a mixed use development, a residential dwelling unit which is secondary to the main use of the building. An accessory apartment, as defined, shall be considered an apartment unit.

2.2 *Accessory Use* means a use, including a building or structure, which is commonly incidental, subordinate and exclusively devoted to the main use or main building situated on the same lot.

- 2.3 *Act* means the *Development Charges Act, S.O. 1997, c. 27*.
- 2.4 *Apartment* means a dwelling or residential building containing three or more dwelling units, all having a common entrance from the outside or a common hall or halls, and shall include *Back to Back and Stacked Townhouse* (2+ bedrooms), but shall not include a townhouse or row dwellings.
- 2.5 *Back-to-Back and Stacked Townhouse* means a building containing a minimum of six and no more than sixteen dwelling units that is divided vertically or horizontally, where each unit is divided by a common wall, including a common rear wall without a rear yard setback and whereby each unit has an independent entrance from the outside accessed through the front yard or exterior side yard;
- 2.6 *Bedroom* means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room, bathroom or kitchen.
- 2.7 *Building Permit* means a permit allowing construction as required by the *Building Code Act*.
- 2.8 *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 agreement;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment, other than computer equipment, and
 - (iii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*,
 - (e) to undertake studies in connection with any of the matter in clauses (a) to (d) above;
 - (f) to prepare a development charges background study, and
 - (g) for interest on money borrowed to pay for costs described in clauses (a) to (d) above.
- 2.9 *Commercial Use* means the use of land, structures or buildings for the purposes of buying, renting or selling commodities and services, but does not include Industrial Uses or Agricultural Uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses.
- 2.10 *Council* means the Council of The Corporation of the Town of Prescott.
- 2.11 *Demolition Permit* means a permit allowing demolition as required by the *Building Code Act*.
- 2.12 *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 has the effect of increasing the gross floor area, or the making of an addition or alteration of a building or structure which has the effect of creating a new dwelling unit which did not exist at the time of the passage of this By-law, and includes re-development.
- 2.13 *Development Charge* means a charge imposed with respect to eligible growth-related net capital cost against land defined in this By-law.
- 2.14 *Duplex* shall mean a building that is divided horizontally into two (2) dwelling units, each of which has an independent entrance either directly or through

a common vestibule.

- 2.15 *Dwelling Unit* means one or more habitable rooms in which sanitary conveniences are provided for the exclusive use of the occupants and in which at least one but not more than one kitchen is provided, and with an independent entrance either directly from the outside of the building or through a common corridor or vestibule inside the building.
- 2.16 *Existing Residential Building* means a residential building which can be occupied and used for residential use, and has been in existence for a minimum of two years.
- 2.17 *Gross Floor Area* means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.
- 2.18 *Growth-Related Net Capital Cost* means the portion of a net capital cost of services that is reasonably attributable to the need for such net capital cost that results or will result from development in all or a defined part of a municipality.
- 2.19 *H.S.T.* means the Government's Harmonized Sales Tax.
- 2.20 *Industrial Building, Existing* means a building used for or in connection with,
(a) manufacturing, producing, processing, storing or distributing something,
(b) research or development in connection with manufacturing, producing or processing something,
(c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
(d) office or administrative proposes, if they are,
(i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
(ii) in or attached to the building or structure used for that manufacturing, producing, processing storage or distribution.
- 2.21 *Industrial Use* means the use of land, buildings or structures for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storage or adapting for sale of any goods, substances, article or thing, or any part thereof and the storage of building and construction equipment and materials as distinguished from the buying and selling of commodities and the supplying of personal services.
- 2.22 *Mixed Use* means land, building or structures used or designed or intended for a combination of non-residential uses and residential uses;
- 2.23 *Multiple Dwelling* means a residential building containing 3 or more separate dwelling units other than a town house. This definition may include a senior citizens apartment.
- 2.24 *Municipality* means The Corporation of the Town of Prescott.
- 2.25 *Net Capital Costs* means capital costs less capital grants, subsidies and other contributions to the municipality or that the Council of the municipality anticipates will be made in respect of the capital costs, including conveyances or payments under Sections 42, 51 and 53 of the *Planning Act* in respect of the capital costs.

- 2.26 *Non-Residential Uses* means uses of land, buildings or structures for purposes other than a dwelling unit and shall include commercial, institutional, industrial uses, and other such uses and excluding agricultural uses.
- 2.27 *Owner* means the owner of land or a person who has made application for approval for the development of land upon which a development charge is imposed.
- 2.28 *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*.
- 2.29 *Protracted* means, in relation to a temporary building or structure, the continuation of its construction, erection, or placement on land or its continuation as an alteration or addition, for a continuous period exceeding 245 days within any twelve (12) month period, commencing from the date on which the building or structure was first erected or placed on the lands;
- 2.30 *Residential Use* means land or buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;
- 2.31 *Row Dwelling / Townhouse* means a building or structure consisting of a series of three (3) or more dwelling units, but not more than eight (8) units in a continuous row divided vertically into separate dwelling units by a common wall above grade.
- 2.32 *Secondary Dwelling Unit* means a dwelling unit that is subsidiary to and located in the same building as an associated principal dwelling unit; and its creation does not result in the creation of a semi-detached dwelling, row dwelling or a multiple dwelling.
- 2.33 *Semi-detached* means a residential building that is divided vertically into two (2) dwelling units.
- 2.34 *Services* means municipal services designated in this By-law or in an agreement made under Section 27 of the Act, as applicable.
- 2.35 *Single Detached Dwelling* means a residential building consisting of only one dwelling unit.
- 2.36 *Special Care/Special Needs Dwelling* means a building where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings; which shall not have exclusive sanitary and/or culinary facilities, that is designed to accommodate persons with specific needs, including independent permanent living arrangements, and where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels. Special care/special needs dwellings includes, but is not limited to retirement homes and lodges, nursing homes, charitable dwellings, garden suites, accessory dwellings and group homes.
- 2.37 *Square Foot or Square Metre* means that portion of a building or structure (expressed in feet or metres or any fraction thereof) actually depicted, described or utilized for any non-residential use as per an approved site plan under the *Planning Act* or the *Building Code Act*.
- 2.38 *Standard of Services* means those standards which govern the quality, quantity or form, method, delivery, operation or manner in which services are constructed or installed and which have been duly approved by Council and are in force within the municipality.

- 2.39 *Temporary Building or Structure* means a building or structure constructed, erected or placed on land for a period not exceeding 245 days within any twelve (12) month period, commencing from the date on which the building or structure was first erected or placed on the lands.

3.0 Schedule of Development Charges

- 3.1 Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedule "B", which relate to the eligible services set out in Schedule "A".
- 3.2 The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
- (a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units;
 - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development.
- 3.3 Council hereby determines that the development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion or improvement of the services referenced in Schedule "A."

4.0 Applicable Lands

- 4.1 Subject to subsections 4.2, 4.3, 4.4, 4.5, 4.6 and 4.7, this by-law applies to all lands in the Municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*.
- 4.2 This by-law shall not apply to buildings, structures or land that is owned by and used for the purposes of:
- (a) a board of education as defined in the *Education Development Charges Act*;
 - (b) a college of applied arts and technology established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1990, c. M.19;
 - (c) a university established by an Act of the Legislative Assembly of Ontario;
 - (d) any municipality or local board thereof;
 - (e) the United Counties of Leeds and Grenville or local board thereof;
 - (f) a cemetery and burial ground exempt from taxation under Section 3 of the *Assessment Act*;
 - (g) a Place of Worship and the land used in connection therewith;
 - (h) a hospital governed by the Public Hospitals Act, R.S.O. 1990, c.P.40;
 - (i) Accessory Uses, except attached and detached residential dwelling units to a non-residential use.
 - (j) Other than those fully exempted above, Provincial government land owned by and used for the purposes of a Provincial government

shall be 50% exempt from applicable development charges;

- (k) a not-for-profit organization for subsidized housing shall be entitled to a 50% exemption of development charges. This exemption does not apply to a *Special Care/Special Needs Dwelling*.

4.3 This by-law shall not apply to development creating or adding an accessory use or structure not exceeding 10 square metres of non-residential gross floor area.

4.4 Demolitions

This by-law shall not apply to development where, by comparison with the land at any time within 60 months previous to the imposition of the charge:

- (a) no additional dwelling units are being created;
- (b) no additional non-residential gross floor area is being added.

The owner must have secured the necessary approvals (Demolition Permit).

4.5 This by-law shall not apply to that category of exempt development described in subsection 2(3) of the *Development Charges Act*, and prescribed in Section 2 of *Ontario Regulation 82/98*, (namely enlargements to an existing dwelling unit or the creation of up to two additional dwelling units as prescribed).and the following are not subject to development charges under the Act and this by-law if the only effect of an action referred to in Section 5 of this by-law is to:

- (a) permit the enlargement of an existing dwelling unit; or
- (b) permit the creation of up to two additional dwelling units, as prescribed, subject to the prescribed restrictions, in prescribed classes of Existing Residential Buildings.

4.6 This by-law shall not apply to additions to Existing Industrial Use (up to 50% of existing building) as described in subsection 4(2) of the *Development Charges Act*.

4.7 That where a conflict exists between the provisions of the new by-law and any other agreement between the Town and the owner, with respect to land to be charged under this policy, the provisions of such agreement prevail to the extent of the conflict.

4.8 This by-law is not applicable to development for which a complete application for building permit has been issued prior to the in force date of this by-law.

5.0 Development Charges - Application

5.1 Subject to subsection 5.2, development charges shall apply to, and shall be calculated and collected in accordance with the provisions of this by-law on land to be developed for residential and non-residential use, where the development of the land will increase the need for services, and the development requires,

- (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
- (b) the approval of a minor variance under Section 45 of the *Planning Act*;
- (c) a conveyance of land to which a by-law passed under Section 50

(7) of the *Planning Act* applies;

- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

5.2 Subsection 5.1 shall not apply in respect of:

- (a) local services installed at the expense of the owner within a plan of subdivision as a condition of approval under Section 51 of the *Planning Act*;
- (b) local services installed at the expense of the owner as a condition of approval under Section 53 of the *Planning Act*; or
- (c) local connections to water-mains, sanitary sewers and storm drainage facilities installed at the expense of the owner including amounts imposed under a by-law passed under the *Municipal Act*.

5.3 Where there is a change in land use (residential use to non-residential or non-residential use to residential use) and where there is an increase in the need for services defined in subsection 5.1, the development charges shall be calculated and collected where the calculated amount results in a positive amount owing in accordance with the provisions of this by-law. The difference between the non-residential charge and the residential charge, as set out in Schedule "B", shall be calculated and collected based upon the number of dwelling units created. Where the calculations result in a negative amount owing for development charges, no development charges shall be payable and no money shall be refunded to an owner.

6.0 Temporary Buildings or Structures

- 6.1 *Temporary Buildings or Structures* shall be exempt from the provisions of this By-law.
- 6.2 In the event that a *Temporary Building or Structure* becomes protracted, it shall be deemed not to be, nor ever to have been, a temporary building or structure, and the Development Charges required to be paid under this By-law shall become payable on the date the temporary building or structure becomes protracted.
- 6.3 Prior to the Town issuing a building permit for a *Temporary Building or Structure*, the Town may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement pursuant to Section 27 of the Act providing for all or part of the Development Charges required by Subsection 6.2 to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

7.0 Existing Agreements

- 7.1 An agreement with respect to charges related to development registered prior to passage of this by-law remains in effect after enactment of this by-law.

8.0 Local Service Installation

- 8.1 Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 41, 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install such local services within the plan of subdivision and otherwise, as Council may require, or that the owner pay for local connections to water-mains, sanitary sewers and/or storm drainage facilities installed at the owner's expense.

9.0 Multiple Charges

- 9.1 Where two or more of the actions described in subsection 5.1 are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- 9.2 Notwithstanding subsection 8.1, if two or more of the actions described in subsection 5.1 occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule "A", an additional development charge on the additional residential units and/or non-residential floor area, shall be calculated and collected in accordance with the provisions of this by-law.

10.0 Service Level Standards

- 10.1 The 10-year average levels of service and increases for each eligible service the municipality intends met are those contained in the Development Charges Background Study dated March 17, 2018, the municipality's most recent capital budget and forecast and Council's previous approvals of capital projects.

11.0 Credits

- 11.1 Council, by written agreement, may allow a person to perform work that relates to a service to which this by-law relates pursuant to Sections 38 and 39 of the *Development Charges Act*.
- 11.2 The transfer of credits and the use of credits shall be in accordance with Sections 40 and 41 of the *Development Charges Act*.

12.0 Front-ending Agreements

- 12.1 The Municipality may enter into a front-ending agreement or agreements with any person in a defined area pursuant to Section 44 of the *Development Charges Act*

13.0 Collection of Development Charges

- 13.1 The said development charges are due and payable in full to the Municipality in money or by credit granted by the Act, on the date that a building permit is issued in relation to a building or structure on land to which a development charge applies.
- 13.2 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full, pursuant to Section 28 of the *Development Charges Act*.
- 13.3 Notwithstanding subsections 13.1 and 13.2, an owner may enter into an agreement with the Municipality subject to the provisions of Section 27 of the *Development Charges Act* to provide for all or any part of the development charge to be paid before or after it would otherwise be payable.

- 13.4 An owner may complain in writing to the Council of the Municipality in respect of the development charges imposed by the Municipality on the owner's development subject to the provisions of Section 20 of the *Development Charges Act*.
- 13.5 *H.S.T* shall not be collected as a surcharge to the payment of a development charge.
- 13.6 If the development charges or any part thereof imposed by the Municipality remains unpaid after the due date, the amount unpaid shall be added to the tax roll as taxes pursuant to Section 32 of the *Development Charges Act*.
- 13.7 Payment of Development Charges shall be by cash, by cheque or e-transfer.

14.0 By-law Registration

- 14.1 A certified copy of this by-law may be registered on title to any land to which this by-law applies and may be done at the sole discretion of the Municipality.

15.0 Reserve Fund(s)

- 15.1 Monies received from payment of development charges shall be maintained in separate reserve funds or each service, and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.
- 15.2 The Municipal Treasurer is hereby directed to divide the reserve fund(s) created hereunder into the separate sub-accounts in accordance with the service categories set out in Schedule "B" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- 15.3 The Municipal Treasurer shall deem the reserve funds established under the former *Development Charges Act* for eligible services to be reserve funds for that service under the new Act.
- 15.4 Any income received from investment of the development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income applies pursuant to Section 37 of the *Development Charges Act*.
- 15.5 Where any unpaid development charges are collected as taxes under subsection 13.6, the monies so collected shall be credited to the development charge reserve fund or funds referred to in subsection 15.1.
- 15.6 The Treasurer of the Municipality shall annually prepare a development charge reserve fund financial statement pursuant to Section 43 of the *Development Charges Act* and Section 12 of *Ontario Regulation 82/98*, and shall submit the statement to Council, containing the information set out in Section 12 (and Section 13 if applicable) of *Ontario Regulation 82/98*.

16.0 Development Charges Schedule Indexing

- 16.1 Council may adjust development charges in this by-law one or two times annually in accordance with the "*Construction Price Statistics*" (Ontario series) index as published by Statistics Canada quarterly (catalogue number 62-007) pursuant to paragraph 10 of subsection 5(1) of the *Development Charges Act* and Section 7 of *Ontario Regulation 82/98*. Such adjustment to a development charge shall not require an amendment to this By-law.

17.0 Other By-laws and Regulations

17.1 Nothing in this By-law shall exempt any person from complying with the requirements of any other By-law, agreement or legislation in force.

18.1 By-law Administration

18.1 This by-law shall be administered by the Municipal Treasurer.

19.0 Validity

19.1 If any section, clause or provision of this By-law is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the section, clause or provision so declared to be, the intention is that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed.

20.0 Schedules to the By-law

20.1 The following schedules to this by-law form an integral part of this by-law:

- Schedule "A" - Designated Municipal Services
- Schedule "B" - Schedule of Development Charges

21.0 By-law Amendment or Repeal

21.1 Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

21.2 Refunds that are required to be paid under subsection 21.1 shall be paid to the registered owner of the land on the date on which the refund is paid.

21.3 The municipality shall pay interest on a refund under Sections 8(3), 25(1) and 36 of the *Development Charges Act* at the prescribed minimum interest rate (Section 11 of *Ontario Regulation 82/98*).

22.0 Repeal of Former By-laws

22.1 By-law No.27-2012 of The Corporation of the Town of Prescott is hereby repealed.

23.0 Date By-law Effective and Term

23.1 This by-law shall come into force and effect on September 25, 2018.

23.2 This by-law shall continue in force and effect for a term not to exceed five (5) years, unless it is repealed at an earlier date.

READ A FIRST AND SECOND TIME THIS 24th DAY OF SEPTEMBER, 2018.

Mayor

Clerk

READ A THIRD AND FINAL TIME AND PASSED THIS 24th DAY OF SEPTEMBER, 2018.

Mayor

Clerk

**THE CORPORATION OF THE
TOWN OF PRESCOTT**

BY-LAW NO. 36-2018

SCHEDULE "A"

**DESIGNATED MUNICIPAL SERVICES
AND SERVICE COMPONENTS THEREUNDER**

CATEGORIES OF MUNICIPAL SERVICE	SERVICE COMPONENTS	APPLICABLE TO THIS BY-LAW *	
		Residential	Non-Residential
1. Administration	1.1 Capital growth studies	X	X
2. Public Works	2.1 Public Works Garage	X	X
	2.2 Equipment & Furniture	X	X
	2.3 Unlicenced Vehicles	X	X
	2.4 Licenced Vehicles	X	X
3. Transportation	3.1 Sidewalks		
	3.2 Roads		
4. Fire Protection	4.1 Fire Station	X	X
	4.2 Contents & Equipment	X	X
	4.3 Vehicles		
5. Recreation	5.1 Arena		
	5.2 Arena Contents		
	5.3 Rec. Buildings & Facilities	X	
	5.4 Recreation Equipment	X	

* - Applicable services and service components are indicated with an "X"

**THE CORPORATION OF THE
TOWN OF PRESCOTT**

BY-LAW NO. 36-2018

SCHEDULE "B"

SCHEDULE OF DEVELOPMENT CHARGES BY SERVICE CATEGORY

Town of Prescott Summary of Per Capita / Per Square Feet Development Charges			
	Municipal Service	Per Capita Development Charges	Non-Residential Development Charges
1	Administrative (Studies)	\$147.29	\$0.2617
2	Public Works Public Works Garage Equipment & Furniture Unlicenced Vehicles Licenced Vehicles	<u>\$372.04</u> \$155.81 \$3.25 \$112.09 \$100.88	<u>\$0.6609</u> \$0.2768 \$0.0058 \$0.1991 \$0.1792
3	Transportation Sidewalks Roads Streetlights	- - - -	- - - -
4	Fire Protection Fire Station Furniture & Equipment Vehicles	<u>\$354.21</u> \$291.44 \$62.77 -	<u>\$0.6292</u> \$0.5177 \$0.1115 -
5	Recreation Arena Arena Contents Recreation Buildings & Facilities Recreation Equipment	<u>\$264.00</u> - - \$132.00 \$132.00	n/a
	Total	\$1,137.54	\$1.5518

* - Numbers may vary slightly due to rounding

**THE CORPORATION OF THE
TOWN OF PRESCOTT**

**BY-LAW NO. 36-2018
SCHEDULE "B"**

SCHEDULE OF DEVELOPMENT CHARGES BY TYPE OF DWELLING UNIT

Type of Unit	Development Charges per Unit
Single Detached	\$3,413
Semi-detached / Duplex	\$3,185
Row Dwelling / Townhouse Back-to-Back and Stacked Townhouse	\$2,730
Apartment 3 bedroom	\$2,616
Apartment 2 bedroom	\$2,389
Apartment 1 bedroom	\$1,802
Apartment Bachelor	\$1,365
Special Care/Special Needs Dwelling	\$569 / Resident (Capacity)

Non-residential Development Charges per sq.ft. of Gross Floor Area	(see calculation table below)
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**THE CORPORATION OF THE
TOWN OF PRESCOTT**

**BY-LAW NO. 36-2018
SCHEDULE "B"**

**SCHEDULE OF DEVELOPMENT CHARGES FOR NON-RESIDENTIAL
USES OF LAND, BUILDINGS OR STRUCTURES AND FARM BUILDINGS**

NON-RESIDENTIAL DEVELOPMENT CHARGES					
TOTAL BUILDING SIZE	(1) FOR THE FIRST 2,500 S.F.	(2) FOR THE NEXT 2,500 S.F. BEYOND (1)	(3) FOR THE NEXT 25,000 S.F. BEYOND (1&2)	(4) FOR THE NEXT 25,000 S.F. BEYOND (1,2&3)	(5) FOR ANY ADDITIONAL S.F. BEYOND (1,2,3&4)
0-2,500 S.F.	\$1.5518	-	-	-	-
2,501-5,000 S.F.	\$1.5518	\$0.7759	-	-	-
5,001-30,000 S.F.	\$1.5518	\$0.7759	\$0.38	-	-
30,001-55,000 S.F.	\$1.5518	\$0.7759	\$0.38	\$0.19	-
55,001 S.F. +	\$1.5518	\$0.7759	\$0.38	\$0.19	\$0.09

S.F. - Square Feet