

Bylaw No. **XX** – 2021
of
The Corporation of the City of Brantford
*Being a bylaw to establish area-specific development
charges for the Northern Settlement Expansion Area Lands
and Tutela Heights Settlement Area*

WHEREAS subsection 2(1) of the *Development Charges Act*, 1997 S.O. 1997 c.27 (hereinafter called the Act) enables the council of a municipality by by-law to impose development charges against land to pay for increased needs for services arising from development of the area to which the by-law applies, for municipal services as designated in the by-law where any one or more of the actions set out in subsection 2(2) of the Act, is required for such development;

AND WHEREAS the Council of The Corporation of the City of Brantford, at its meeting of **April 27, 2021** approved a report dated **February 23, 2021** and entitled the “Area-Specific Development Charges Background Study for the Northern Boundary Expansion Lands and Tutela Heights”, prepared by Hemson Consulting Ltd., wherein it is indicated that the development of the Northern Settlement Expansion Area Lands and Tutela Heights Settlement Area will increase the need for services as defined herein;

AND WHEREAS the Council of The Corporation of the City of Brantford has given notice in accordance with Section 12 of the Act of its development charges proposal and held a public meeting on **March 30, 2021**;

AND WHEREAS the Council of The Corporation of the City of Brantford has heard all persons who applied to be heard no matter whether in objection to, or in support of, the said by-law at a public meeting held on **March 30, 2021**;

AND WHEREAS the Council of The Corporation of the City of Brantford has given said communications due consideration, and has determined that no further public meetings are required in respect of the Area-Specific Development Charges Background Study and the Area-Specific Development Charges By-law;

AND WHEREAS the Council of The Corporation of the City of Brantford in adopting the Area-Specific Development Charges Background Study on **April 27, 2021** directed that area-specific development charges be imposed on land under development or redevelopment within the geographical limits of the Northern Settlement Expansion Area Lands and Tutela Heights Settlement Area as hereinafter provided.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD ENACTS AS FOLLOWS:

1. The Chapter City of Brantford Municipal Code, **Chapter 261 is amended with the addition of Appendix “A”** to this By-law therefore.

READ A FIRST TIME: April 27, 2021
READ A SECOND TIME: April 27, 2021
PASSED: April 27, 2021

MAYOR

CLERK

DRAFT

Appendix “A”
CHAPTER 261
DEVELOPMENT CHARGES

Article 1
SHORT TITLE

261.1.1 Citation

This Chapter may be cited as the “Area-Specific Development Charges By-law”.

Article 2
INTERPRETATION

261.2.1 Act - defined

“Act” means the *Development Charges Act*, 1997, S.O. 1997 c.27 and any regulations passed thereunder.

261.2.2 Affordable Housing – defined

“affordable housing” has the same meaning as defined in the City of Brantford Municipal Housing Facilities Bylaw 162-2003, as amended. **[Bylaw 77-2010, June 28, 2010]**

261.2.3 Apartment unit - dwelling - defined

“apartment unit” (or “apartment dwelling”) means any dwelling unit within a building containing five or more dwelling units sharing a common hall or halls and common entry.

261.2.4 Board of education - defined

“board of education” has the same meaning as that specified in the *Education Act*, R.S.O. 1990, c.E.2 or any successor legislation.

261.2.5 Building permit

“building permit” means a permit allowing construction as required by the Building Code Act.

261.2.6 Building Code Act - defined

“Building Code Act” means the *Building Code Act*, S.O. 1992, C. 23, as amended.

261.2.7 Capital cost - defined

“capital cost” has the same meaning it has in the Act.

261.2.8 City – defined

“City” means The Corporation of the City of Brantford

261.2.9 Council - defined

“Council” means the Council of The Corporation of the City of Brantford.

261.2.10 Credit - defined

“credit” means a development charge contribution recognized by the City where the City agrees to allow a person to perform work that relates to a service to which the development charge by-law relates.

261.2.11 Demolition permit - defined

“demolition permit” means a permit allowing demolition as required by the Building Code Act.

261.2.12 Development - defined

“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 size or usability thereof, and includes redevelopment.

261.2.13 Development charge - defined

“development charge” means a charge imposed pursuant to this Chapter.

261.2.14 Area-Specific Development Charge Background Study - defined

“area-specific development charge background study” means an Area-Specific Development Charge Background Study approved by the Council for the City of Brantford.

261.2.15 Dwelling unit - defined

“dwelling unit” has the same meaning as defined in the Zoning By-law. In the case of a special care/special need dwelling, either a room or suite of rooms used, or designed or intended for use, by one or more persons with or without exclusive sanitary and/or culinary facilities.

261.2.16 Existing - defined

“existing” means existing at the time a development charge is payable with respect to the development of a lot or a portion thereof or at any time in the 120 months prior thereto.

261.2.17 Existing industrial building - defined

“existing industrial building” has the same meaning as defined in the Act.

261.2.18 Farm building - defined

“farm building” means that part of a bona fide farming operation encompassing barns, silo and other ancillary development to an agricultural use, but excluding a residential use.

261.2.19 Floor Area – defined

“floor area” means the amount of floor space within an apartment unit, including space occupied by its interior partitions, measured to the interior face of walls separating the apartment unit from the exterior and from the remainder of the building.

261.2.20 Front-ending agreement - defined

“front-ending agreement” means an agreement made under section 44 of the Act.

261.2.21 Grade - defined

“grade” has the same meaning as “finished grade level” as defined in the Zoning By-law.

261.2.22 Gross floor area - defined

“gross floor area” means the total area of all floors, above or below grade 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.



261.2.23 Group Residence defined

“group residence” has the same meaning as defined in the Zoning By-law. Save and except that for the purposes of this Development Charges By-law it shall include other uses defined in the Zoning By-law as group home, group correctional home, group correctional residence, foster home, crisis residence and a mini-group home, but shall not include any residential building on a lot containing a dwelling unit or units otherwise defined in the Zoning By-law or this Chapter.

261.2.24 Industrial or industrial use - defined

“industrial or industrial use” has the same meaning as defined in the Zoning By-law.

261.2.25 Large apartment – defined

“large apartment” means an apartment unit having a floor area of more than 70 square metres.

261.2.26 Local board - defined

“local board” has the same meaning as defined in the Act.

261.2.27 Lot - defined

“lot” has the same meaning as defined in the Zoning By-law.

261.2.28 Municipality - defined

“municipality” means The Corporation of the City of Brantford.

261.2.29 Non-residential - use - defined

“non-residential” (or “non-residential use”) means land and a building, or structure, or portion thereof designed, adopted, intended or used for any purpose other than a residential or industrial use as defined in this Chapter, and without restricting the generality of the foregoing, includes use for a boarding house, a hotel, a motel, nursing home, home for the aged, retirement home and monastery all as defined in the Zoning By-law but does not include a unit designed for combined live/work uses.

261.2.30 Owner - defined

“owner” means the owner of land or a person who has made application for an approval for the development of land against which a development charge is imposed.

261.2.31 Place of worship - defined

“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, c. A.31, as amended or any successor legislation.

261.2.32 Redevelop - defined

“redevelop” (“redeveloped”, “redevelopment”) includes the demolition of existing buildings and structures or parts thereof pursuant to a valid demolition permit, if required and the construction of replacement buildings and structures provided that a completed application for a building permit for such replacement buildings and structures is submitted to the municipality within 120 months of the date of issue of the first demolition permit applicable to such existing buildings and structures and also includes changes of use within existing buildings and structures.

261.2.33 Residential - defined

"residential" means any land, building or structure or portion thereof used, designed, adapted or intended to be used for the purpose of a dwelling unit, a mobile home dwelling or a group residence as defined in this Chapter.

261.2.34 Semi-detached dwelling - defined

"semi-detached dwelling" means a building located on a lot or lots, divided vertically by a party or common wall to contain two dwelling units.

261.2.35 Services - defined

"services" (or "service") means those services designated in Article 3 of this Chapter.

261.2.36 Servicing agreement - defined

"servicing agreement" means an agreement between an owner and the municipality for the provision of municipal services to specified land within the municipality.

261.2.37 Single detached dwelling - defined

"single detached dwelling" means a building located on a lot containing only one dwelling unit.

261.2.38 Small apartment – defined

"small apartment" means an apartment unit having a floor area equal to or less than 70 square metres.

261.2.39 Special care/special need dwelling – defined "Special care/special need dwelling" means a building:

- a) Containing two or more dwelling units which units have a common entrance from street level;
- b) Where the occupants have the right to use in common with other occupants halls, stairs, yards, common rooms and accessory buildings;
- c) That is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- d) Where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and
- e) Special care/special need dwelling includes, but is not limited to, retirement homes, nursing homes or lodges, chronic care facilities and hospices.

261.2.40 Statistics Canada Index - defined

"Statistics Canada Index" means that index published by Statistics Canada and known as the "Statistics Canada Quarterly, Building Construction Price Index".

261.2.41 Zoning By-law - defined

"Zoning By-law" means By-law 160-90 of the City of Brantford, as amended.

Article 3
GENERAL PROVISIONS

261.3.1 Application - all land - within municipality

Subject to the provisions of this bylaw, development charges against lands identified in Schedule "B" shall be imposed, calculated and collected in accordance with the base rates set out in Schedule "A-1" and Schedule "A-2".

261.3.2 Designation of service

The categories of service for which development charges are imposed under this bylaw are as follows:

- a) Roads and Related
- b) Water Services
- c) Waste Water Services
- d) Stormwater

261.3.3 Charge - increased services - approval - required

A development charge is payable by the owner pursuant to this **Chapter** for development that requires:

- a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*, R.S.O. 1990, c.13;
- 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 subsection 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 9 of the *Condominium Act*, 1998, S.O. 1998, c.19;
- g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

261.3.4 Charge – calculation and payment

Development charges shall be calculated and payable in accordance with section 26, section 26.1 and section 26.2 of the Act.

261.3.5 Permit - issue - after charge paid

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.

261.3.6 Charge – calculation and payment – plan of subdivision

Notwithstanding Section 261.3.4, the development charge shall be payable with respect to an approval of a plan of subdivision under Section 51 of the *Planning Act* immediately upon entering into a consent agreement and prior to final approval of the consent.

261.3.7 Interest

The municipality may charge interest on the installments required by Section

26.1(3) of the Act from the date the development charge would have been payable in accordance with Section 26 of the Act to the date the installment is paid.

261.3.8 Interest – deferred payment

Where Section 26.2 (1)(a) or (b) of the Act applies, the municipality may charge interest on the development charge from the date of the application referred to in the applicable clause to the date the development charge is payable under Section 26.2(3) of the Development Charges Act.

261.3.9 Interest - rates

The municipality may determine, by Council resolution, interest rates in relation to Section 261.3.7 and 261.3.8 of this by-law.

261.3.10 Administration – calculation - collection

This bylaw shall be administered by the City of Brantford. The Building Department of the City shall be responsible for the calculation and collection of the applicable development charge pursuant to this bylaw prior to issuance of applicable builder permit(s).

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Article 4
DEVELOPMENT CHARGES

261.4.1 Calculation - collected - rates - set out

Subject to the provisions of this Chapter, development charges against land shall be calculated and collected in accordance with the rates referenced in Article 7 which relate to the services set out in Section 261.3.2 of this Chapter.

261.4.2 Residential - based on number - type of unit

The development charge with respect to the use of any land, buildings or structures shall be calculated, in the case of the development of residential uses, based upon the number and type of dwelling units.

261.4.3 Group residence – single unit

In the case of a group residence, the development charge shall be calculated as a single dwelling unit for so long as its definition and character as a group residence is maintained. In the event that the building's status as a group residence is discontinued, altered, abandoned, removed from a required register or converted to a use that is not a group residence then in the case of a residential use each individual dwelling unit, less one, and in the case of all other uses, the development charges payable shall be in accordance with the provisions of this Chapter.

261.4.4 Non-residential - based on - gross floor area

The development charge with respect to the use of any land, buildings or structures shall be calculated, in the case of the development of non-residential uses, based upon the gross floor area of the development.

261.4.5 Industrial – based on – gross floor area – enlargements-cap

The development charge with respect to the use of any land, buildings or structures shall be calculated and payable, in the case of the development of industrial uses, based upon the gross floor area of the development except that:

- a) if the gross floor area of an existing industrial building on a lot is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero;
- b) if the gross floor area of an existing industrial building is enlarged by more than 50 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - i. determine the amount by which the enlargement exceeds 50 per cent of the total gross floor area before the enlargement;
 - ii. divide the amount determined under paragraph (b) (i) by the amount of the enlargement.
- c) for the purposes of this section, the gross floor area of an existing industrial building shall be calculated as:
 - i. the total gross floor area of the existing industrial building or buildings on the lot existing prior to the issuance of any building permit permitting expansion on or after the date this By-law comes into force; or

- ii. the total gross floor area of the industrial building or buildings erected pursuant to first building permit approved on a lot that was either vacant or created on or after the date this By-law comes into force;
- d) the enlargement contemplated for the purposes of subsections (a), (b) and (c) shall apply where:
- i. such enlargement is attached to the existing industrial building other than by means only of a tunnel, bridge, passageway, shared below grade connection, foundation, footing, shared connected roof or parking facility or any of them, and both the enlargement and the existing industrial building are constructed on lands owned by the same beneficial owner; or
 - ii. the existing industrial building or buildings and the enlargement, whether attached or free-standing, are constructed on a lot provided that the lot has not been the subject of a severance approval for land division purposes since **April 22, 2014** and provided further that the lot is not the subject of a severance application for land division purposes for a period of five (5) years from the date of issuance of a building permit for the said enlargement. In the event that the lot has been severed or a severance application is made, development charges shall be made a condition of said severance application and in either such event are otherwise payable in accordance with the provisions of this Chapter.
- e) the development charge calculated, collected and payable for an industrial use shall not exceed the charge that would be payable where the gross floor area of the industrial use is equal to 25 per cent of the lot area.
- f) despite the provisions of this section, no further industrial development charge shall be payable in respect of development on a lot that has previously paid development charges under the provisions of this Chapter if the previous amount paid was the equivalent of a land area rate.

261.4.6 Mixed-use - based on - type - as set out

The development charge with respect to the use of any land, buildings or structures shall be calculated, in the case of a development which has residential (including affordable housing), non-residential uses and industrial uses, or any combination of two or more of such uses, (mixed-use developments), by application of Sections 261.4.2 to 261.4.5, inclusive, of this Chapter to each respective component use. All exemptions rate reduction provisions of this Chapter apply to any mixed-use development.

261.4.7 Service - enlargement - expansion - improvement

Council hereby determines that the development of land, buildings or structures for residential, non-residential uses and industrial uses have required or will require the provision, enlargement, expansion or improvement of the services referenced in Section **261.3.2** of this Chapter.

261.4.8 Redevelopment - other use - calculation

Despite Section 261.4.1, where an existing residential, non-residential use or industrial building or structure is redeveloped to another such use or combination thereof the development charges payable and calculated in accordance with Article 7 shall be reduced by deducting from the development charges payable in respect of such redevelopment the amount obtained by applying the rates set forth in Article 7 against the existing residential, non-residential or industrial development to be demolished/converted on the lot and in the case of an existing industrial building or structure, the provisions of subsection 4.5 of this Chapter also apply except subsections 4.5(a), (b), (c) and (d) where the development constitutes demolition in part or whole of the existing industrial building, provided there shall be no reduction to the extent that any development charges relating to any such existing development remain unpaid.

261.4.9 Negative charge - calculated - no payment - no refund

Where the calculations contemplated by Section 261.4.8 result in a negative amount owing for development charges no development charge shall be payable and no money shall be refunded to an owner.

261.4.10 Revocation or Cancellation of Building Permit - other use – calculation

Where upon the application for a building permit or the issuance of a building permit, an amount is paid toward all or part of the development charge payable under Article 4 of this Chapter or a predecessor of that Article, that amount is to be refunded in the event that the application for the building permit is abandoned or the owner requests a cancellation of the application or the building permit prior to the commencement of construction of the development.

Article 5
EXEMPT LAND

261.5.1 Board of education

This Chapter shall not apply to land that is owned by and used for the purposes of a board of education.

261.5.2 City - local board

This Chapter shall not apply to land that is owned by and used for the purposes of the City of Brantford, or any local board thereof.

261.5.3 Farm building

This Chapter shall not apply to land that is owned by and used for the purposes of the development of a farm building as defined in this Chapter.

261.5.4 Place of worship - cemetery

This Chapter shall not apply to land that is owned by and used for the purposes of a place of worship, a churchyard, cemetery and burial ground exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended.

261.5.5 Dwelling unit - additional - not created

This Chapter shall not apply to residential development on a lot where, by comparison with the lot at any time within 120 months previous to the imposition of the charge, no additional dwelling units are being created.

261.5.6 Affordable housing exemption

This Chapter shall not apply to development that creates affordable housing dwelling units, including affordable housing dwelling units located within mixed-use developments, that meet the definition of affordable housing and all required criterion as outlined in the City of Brantford Municipal Housing Facilities By-law No. 162-2003, as amended.

261.5.7 Enlarged - dwelling unit - floor area limitation

This Chapter shall not apply to any development if the only effect of the development is to:

- a) enlarge an existing dwelling unit;
- b) create additional dwelling units as prescribed under *O.Reg. 82/98*, subject to the prescribed restrictions, in prescribed classes of existing residential buildings or prescribed structures ancillary to existing residential buildings; or
- c) create additional dwelling units in proposed new residential buildings as prescribed under *O.Reg. 82/98*, including structures ancillary to dwellings, subject to the prescribed restrictions.

Article 6
SERVICE - INSTALLATION - STANDARD

261.6.1 Local service - installation - condition of agreement

Nothing in this Chapter prevents Council from requiring, as a condition of an agreement under section 41, 51 or 53 of the Planning Act, R.S.O. 1990, c. P.13, 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.

261.6.2 Single charge - multiple actions - required

Where two or more of the actions referenced in Section 261.3.3 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 Chapter.

261.6.3 Additional charges - multiple actions

Despite Section 261.6.2, if two or more of the actions described in Section 261.3.3 occur at different times, and if the subsequent action results in development, additional development charges shall be calculated and collected in accordance with the provisions of this Chapter.

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Article 7
SCHEDULE OF CHARGES

261.7.1 Rates - charges - set out - categories

Subject to the provisions of this Chapter, development charges shall be imposed against land on development for residential and non-residential and shall be calculated and collected in accordance with Schedules A-1 to A-2 to this By-law.

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Article 8
SERVICES IN LIEU

261.8.1 Substitution - for charge

Council may authorize an owner to substitute the whole or such part of the development charge applicable to the owner's development as may be specified in an agreement, by the provision at the sole expense of the owner, of services in lieu.

261.8.2 Credit - against charges

The agreement set out in Section 261.8.1 shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu, provided such credit shall not exceed the total development charge payable by an owner to the municipality.

261.8.3 Front-ending agreements - authorized

Council may enter into a front-ending agreement with any or all owners within a benefiting area pursuant to section 44 of the Act, providing for the cost of the work to be borne by one or more of the parties to the agreement and for those subsequently developing land within the area defined in the agreement to reimburse some part of the costs.

Article 9
RESERVE FUND

261.9.1 Maintained - separate - for purpose collected

Money received from payment of development charges shall be maintained in a separate reserve fund for each service to which the development charge relates. The money may be spent only for capital costs determined under section 5(1) of the Act.

261.9.2 Separate account - created - City

Council directs the Treasurer to deposit each development charge collected, together with interest earned thereon, into a separate account for each service listed in Section 261.3.2 and in proportion to the charges indicated.

261.9.3 Charge - unpaid - added to tax roll

Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.

261.9.4 Charge - unpaid - collected as taxes - credited to fund

Where any unpaid development charges are collected as taxes under Section 261.9.3, the money so collected shall be credited to the development charge reserve fund or funds referred to in Section 261.9.1.

261.9.5 Fund - statement - annually - by Treasurer

On or before May 1 in each year, the Treasurer shall provide Council with the Statement required under section 43 of the Act.

Article 10
FINANCIAL

261.10.1 Overpayment - due to repeal - amendment

If the Local Planning Appeal Tribunal repeals or amends this Chapter or orders the council of the municipality to repeal or amend this Chapter, the Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal. If the municipality is required to make a refund of any development charge pursuant to section 18 or 25 of the Act, the Treasurer shall forthwith calculate the amount to be refunded.

261.10.2 Refund - paid to land owner

Refunds that are required to be paid under Section 261.10.1 shall be paid within the timeframe specified in the Act by crediting the tax account of the lands in respect of which the development charge was originally paid. Where the refund results in the creation of an overpayment in the applicable tax account, the taxpayer shall have the option of receiving such overpayment or allowing it to remain on the account. In the event that the development charge related to lands which are exempt from municipal taxes, the refund shall be paid to the owner who made the payment.

261.10.3 Refund - interest - calculation - procedure

Refunds that are required to be paid under Section 261.10.1 shall be paid with interest to be calculated as follows:

- a) interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
- b) the refund shall include the interest owed under this Article;
- c) interest shall be paid at the Bank of Canada rate on the day the by-law came into force.

261.10.4 Interest rate - Bank of Canada - adjusted quarterly

The Bank of Canada interest rate in effect on the date of enactment of the enabling by-law shall be adjusted on the next following business day to the rate established by the Bank of Canada on that day, and shall be adjusted quarter-yearly thereafter on the first business day of January, April, July and October to the rate established by the Bank of Canada on the day of the adjustment.

261.10.5 Indexing - charges - annually - without amendment

The development charges set out in Schedules A-1 to A-2 shall be adjusted annually without amendment to this by-law, on the first day of January commencing January 1, 2022, in accordance with the most recent change in the non-residential Construction Cost Index (Toronto), Statistics Canada Quarterly, Building Construction Price Indexes.

Article 11
REPEAL - ENACTMENT

261.11.1 Effective date

This Chapter shall come into force and effect on the date of the final passing of the enabling bylaw.

261.11.2 Effective - term - unless repealed

This Chapter shall continue in force and effect for a term not to exceed five years from the date of its enactment, unless it is repealed at an earlier date by subsequent bylaw.

261.11.3 Interpretation – Recitative Provisions

In the event that the Act is amended, any portions of this Chapter which consist of the recitation of any provisions of the Act shall be deemed to have been automatically amended as necessary to achieve compliance with such amendments.

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Schedule "A-1"
City of Brantford
Schedule of Northern Settlement Expansion Area Lands
Area-Specific Development Charges

Service	Residential Charge By Unit Type				Non-Residential Charge
	Singles & Semis	Rows & Other Multiples	Large Apartment over 70 sq.m.	Small Apartment 70 sq.m. or less	Per Square Metre of Gross Floor Area
Roads And Related	\$2,964	\$2,091	\$1,555	\$1,295	\$10.34
Water Services	\$11,069	\$7,809	\$5,808	\$4,838	\$40.01
Waste Water Services	\$8,983	\$6,338	\$4,714	\$3,926	\$32.47
Stormwater	\$2,871	\$2,026	\$1,507	\$1,255	\$10.39
Total Area-Specific Charge	\$25,887	\$18,264	\$13,584	\$11,314	\$93.21

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Schedule "A-2"
City of Brantford
Schedule of Tutela Heights Settlement Area
Area-Specific Development Charges

Service	Residential Charge By Unit Type				Non-Residential Charge
	Singles & Semis	Rows & Other Multiples	Large Apartment over 70 sq.m.	Small Apartment 70 sq.m. or less	Per Square Metre of Gross Floor Area
Roads And Related	\$0	\$0	\$0	\$0	\$0.00
Water Services	\$6,630	\$4,678	\$3,479	\$2,898	\$30.69
Waste Water Services	\$6,462	\$4,559	\$3,391	\$2,825	\$29.95
Stormwater	\$1,876	\$1,324	\$985	\$820	\$8.67
Total Area-Specific Charge	\$14,968	\$10,561	\$7,855	\$6,543	\$69.31

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Schedule "B"
City of Brantford
Map of Northern Settlement Expansion Area Lands
and Tutela Heights Settlement Area

