

## BY-LAW NO. 2019 - 156

A by-law of the City of Ottawa for the imposition of development charges.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council desires to ensure that the capital cost of meeting development related demands for, or the burden on, City services does not place an undue financial burden on the City or its existing taxpayers while, at the same time, ensuring new development contributes no more than the net capital cost attributable to providing the historic level of services, or in the case of transit the planned level of service, and meeting the requirements of subsection 5(1) and 5.2(3) of the Act;

AND WHEREAS the Planning Committee at its meeting dated May 11, 2019, had before it a report entitled "City of Ottawa 2019 Development Charges Background Study" prepared by Hemson Consulting Ltd. dated March 15, 2019, (the "Study");

AND WHEREAS the Study was made available to the public at least sixty prior to the adoption of the by-law and twenty days prior to the public meeting and Council gave more than twenty days notice to the public and a meeting pursuant to section 12 of the Act was held on May 11, 2019, prior to and at which the Study and the proposed development charge by-law were made available to the public and Committee heard comments and representations from all persons who applied to be heard;

AND WHEREAS Council has determined that the future excess capacity identified in the Development Charges Background Study shall be paid for by the development charges contemplated in the Study, or other similar charges;

AND WHEREAS Council has given consideration to the use of more than one development charge by-law to reflect different needs for services in different areas, also known as area rating or area specific development charges, and has determined that for the services and associated infrastructure proposed to be funded by development charges under this by-law that it is fair and reasonable that the charges be calculated on a municipal-wide and area-specific basis;

AND WHEREAS Council approves the planned level of service for Transit services, as identified in the Study, which has been estimated in accordance with the requirements of the *Development Charges Act, 1997* and Ontario Regulation 82/98;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council at its meeting held on May 22, 2019, further determined that no further public meeting was necessary in order to deal with the modifications made to the proposed development charge by-law following the date of the public meeting on May 11, 2019, pursuant to section 12 of the Development Charges Act, 1997;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

THEREFORE the Council of the City of Ottawa enacts as follows:

## DEFINITIONS

1. In this by-law:

“Act” means the *Development Charges Act, 1997*, and all regulations made thereunder;

“apartment dwelling” means a dwelling unit within a residential building or the residential portion of a mixed use building containing three or more dwelling units which are:

i) connected by a common hall or stairway; or  
 ii) separated horizontally from other dwelling units within the building;  
 or

iii) defined as a back-to-back townhome dwelling that is developed as a block approved for development at a minimum density of sixty (60) units per hectare, excluding the site area used or intended to be used as common outdoor amenity space, pursuant to an executed agreement entered into under the *Planning Act*, section 41; as amended;

and also includes:

i) a single story dwelling unit less than 1000.0 square feet in size in a building of more than two stories; and  
 ii) a secondary dwelling unit, and  
 iii) a coach house;

“back-to-back townhome dwelling” means a building containing a minimum of six and no more than sixteen dwelling units that is divided vertically, 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;

“bedroom” means any room used or designed or intended for use as sleeping quarters but does not include a living room, dining room, kitchen, den, study or similar area;

“building or structure” means an enclosed or partially-enclosed area and includes an air-supported structure;

“board of education” means a board of education, as defined in subsection 1(1) of the *Education Act*;

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

“capital costs” has the same meaning it has in the Act;

“City” means the City of Ottawa;

“coach house” means a separate dwelling unit that is subsidiary to and located on the same lot as an associated principal dwelling unit, but is contained in its own building that may also contain uses accessory to the principal building;

“complete building permit application” means a building permit application meeting the submission requirements outlined in the Building By-law; 2014-220, as amended, received by June 28, 2019 that would be eligible for transition provided there is an approved site plan or subdivision;

“complex buildings” means complex buildings as defined in Table 3.5.2.1 of Division C, Part 3 of the Ontario Building Code being *Building* systems, works, fixtures and service systems to which Subsection 3.2.6. of Division B or any provision in Articles 3.2.8.3. to 3.2.8.11. of Division B applies;

“council” means the Council of the City of Ottawa;

“derelict building” means a building or structure that is vacant, neglected, poorly maintained and unsuitable for occupancy;

“designated area” means the area described in Section 2 of this by-law, within which development charges are imposed;

“designated services” means the service recited in Section 3 of this by-law for which development charges are imposed;

“designated uses of land, buildings or structures” means the uses designated in Section 4 of this by-law;

“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;

“development charge” means a charge against land imposed pursuant to this by-law;

“dwelling room” means a room used or designed for human habitation and may include either but not both culinary or sanitary conveniences, and:

- (a) Includes but is not limited to rooms in the following building types as defined in this provision:
  - (i) a group home, nursing home,
  - (ii) a retirement home or lodge and
  - (iii) a special care or special need dwelling.
- (b) Does not include:
  - (i) A room in a hotel, motel, tourist home or guest home;
  - (ii) A bathroom or kitchen;
  - (iii) A room in a dwelling unit; or
  - (iv) A windowless storage room that has a floor area of less than 10 square metres.

“dwelling unit” means a room or suite of rooms used, designed or intended to be used by one or more persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such a person or persons in a residential use or mixed use building or structure;

“garden suite” means a one-unit detached residential structure, containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable;

“grade” means the average level of finished ground adjoining a building or structure at all exterior walls;

“gross floor area” means:

- (a) in the case of a residential use building or structure or in the case of a mixed-use building or structure with respect to the residential use portion thereof, the total area of all floors measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls separating the dwelling unit from another dwelling unit or other portion of the building;
- (b) in the case of a non-residential use 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 separating two uses; and

- (i) includes the area of a mezzanine as defined in the Ontario Building Code; and
- (ii) excludes those areas used exclusively for parking of vehicles unless the parking of vehicles is the primary use of the building or structure;

“high technology use” means having a significant dependence on science and technology innovation that leads to new or improved services primarily through data processing and programming, computer-aided design, administrative and clerical duties; but, does not include the physical manufacturing or physical assembly by hand or machinery leading to improved products whether or not attached to a building used for high technology use as defined above. For clarity:

- (a) physical manufacturing or physical assembly processes that operate with computer assistance; and
- (b) electronic labs, clean rooms, quality control testing and product testing provided that for each of these four uses such exclusion does not encompass software design, software writing or software testing,

are not considered a high technology use as defined above but rather come within industrial use;

“industrial use” means lands, buildings or structures used or designed or intended for use for physical manufacturing or physical assembly by hand or machinery that leads to new or improved products; producing or processing of raw goods; warehousing or bulk storage of goods; distribution centre; research or development in connection with physical manufacturing or physical assembly by hand or machinery that leads to new or improved products; processing of raw goods and storage but does not include retail or offices unless it is attached to a building used for industrial use as defined above. Industrial use includes a cannabis production facility;

“institutional uses” means only the following uses:

- (a) hospitals;
  - (b) nursing homes and homes for the aged;
  - (c) schools; and
- excludes any building or part of a building or structure which is adwelling unit;

“local board” means local board as defined in the Act;

“mobile home” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;

“mixed use” means land, building or structures used or designed or intended

for a combination of non-residential uses and residential uses;

“multiple dwelling” means a dwelling unit other than a single-detached dwelling, semi-detached dwelling, row dwelling, apartment dwelling or mobile home;

“non-industrial use” includes all land used for non-residential purposes other than for industrial use.

“non-profit health care facility” means non-profit corporations having as the principal objects of incorporation:

- (a) community health centres and other non-profit health facilities as defined in the *Charitable Institutions Act, R.S.O. 1990, c. C.9, s. 1* and the *Corporations Act, R.S.O. 1990, c. C.38, Part III*;
- (b) community care access centres as defined in the *Community Care Access Centre Corporations Act, 2001, S.O. 2001, c. 33, as amended, s. 2*;
- (c) independent health facilities designated under the *Independent Health Facilities Act, R.S.O. 1990, c. I. 3, as amended, s. 2(b)*;
- (d) being a service provider, whose services are regulated by the *Long Term Care Act, 1994, S.O. 1994, c. 26, as amended*; or
- (e) public hospitals as defined in the *Public Hospitals Act, R.S.O. 1990, c.P.40*.

“non-residential use” includes all land used for purposes other than for residential use;

“non-profit housing” housing which is or is intended to be offered primarily to persons or families of low income and which is owned or operated by:

- (a) a non-profit corporation being a corporation, no part of the income of which is payable to or otherwise available for the personal benefit of a member or shareholder thereof; or
- (b) a non-profit housing co-operative having the same meaning as in the *Co-operative Corporations Act, R.S.O. 1990, c. C.35, as may be amended from time to time*;

“office” means lands, buildings or structures used or designed or intended for use for a practice of a profession; the transaction of administrative, clerical, data processing and programming, computer-aided design or management business; and, the carrying on of a business, occupation or the conduct of a non-profit organization including government and includes a high technology use

“official plan” means the Official Plan of the City, as amended or substituted for from time to time;

“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, c. A.31, as amended;

“*Planning Act*” means the *Planning Act*. R.S.O. 1990, c. P.13, as amended;

“prescribed” means prescribed by the regulations made under the Act;

“purpose built high-rise rental” means units, within an apartment building compressing at least 100 units, located inside the greenbelt, designed and built expressly as long-term rental accommodation.

“reasonable cost” for subsection 15(1) refers to the price for reimbursement as set out in Schedule “D” of this by-law, supported by back-up documentation, and indexed accordingly with the provisions of section 18 of this by-law;

“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 and includes land or a building or part thereof used, designed or intended for a single-detached dwelling, semi-detached dwelling, row dwelling, apartment dwelling, multiple dwelling, or dwelling room but excludes a hotel or motel use;

“retail” means lands, buildings or structures used or designed or intended for use for the sale or rental or offer for sale or rental of goods or services to the general public, or significant portion thereof, for consumption or use and shall include restaurants but shall exclude all offices;

“row dwelling” means a dwelling unit in a residential use or mixed use building or structure consisting of more than two dwelling units having one or two vertical walls but no other parts attached to another dwelling unit;

“rural area” means all lands designated and lying outside of the Urban Area Boundary on Schedule “A” to the Official Plan;

“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.

“semi-detached dwelling” means a dwelling unit in a residential use building consisting of two principal dwelling units having one vertical wall or one horizontal wall but no other parts attached to another principal dwelling unit above grade and shall include a duplex;

“single-detached dwelling” and “single detached” means one principal dwelling unit in a residential use building that is not attached above grade to another principal building or structure used for a residential use.;

“theoretical development charge” means the maximum non-residential development charge that the City could impose pursuant to the background study endorsed by City Council;

“treasurer” means the City Treasurer or designate;

“urban area” means the lands having a designation on Schedule “B” to the Official Plan.

## DESIGNATED AREA

2. (1) The designated area within which development charges are imposed and to which this development charge by-law applies, in accordance with the provisions of this by-law, are all lands within the geographic territorial limits of the City of Ottawa.
- (2) The Inside the Greenbelt Area is shown as Area 1 on Schedule “A” and includes the shaded area shown as “Greenbelt” on Schedule “A”.
- (3) The Outside the Greenbelt Area is shown as Area 2 on Schedule “A”.
- (4) The Rural Area is shown as Area 3 on Schedule “A”.

## DESIGNATED SERVICES

3. (1) It is hereby declared by the Council of the City that all development of land within the City will increase the need for services.
- (2) Development charges shall be imposed for the following designated services to pay for the increased capital costs required because of increased needs for services arising from development:
  - (a) Roads and Related Services;
  - (b) Sanitary Sewer (Wastewater);
  - (c) Water;
  - (d) Stormwater Drainage
  - (e) Protective Services;
  - (g) Public Transit;
  - (h) Parks Development;
  - (i) Recreation Facilities;
  - (j) Libraries;
  - (k) Paramedic Service
  - (l) Affordable Housing Program; and
  - (m) Corporate Studies
- (3) The development charge applicable to the development as determined by



this by-law shall apply without regard to the services required or used by any individual development.

- (4) Notwithstanding subsection (3), in regards to Area 3, development charges shall apply only in respect of designated services provided or intended to be provided by the City.

#### DESIGNATED USES

4. (1) Development charges are adopted and imposed in accordance with Schedule "B" and Schedules "K" to "P" for the following types of residential use:
- (a) Single and semi-detached dwelling;
  - (b) Apartment dwelling (one bedroom or bachelor)
  - (c) Apartment dwelling (two or more bedrooms);
  - (d) Multiple dwelling;
  - (e) Row dwelling;
  - (f) Mobile Home; and
  - (g) Dwelling room.
- (2) Development charges are adopted and imposed in accordance with Schedule "C" and Schedules "K" to "P" for all of the following types of non-residential use:
- (a) non-industrial; and
  - (b) industrial.
- (3) In a building, which contains three or more residential units, where each unit contains between not less than 2 but no more than 4 bedrooms, and where each residential unit has a single entrance, a single kitchen, and washroom facilities, each residential units shall be considered as an Apartment dwelling (two or more bedrooms) for the purposes of the imposition of development charges.
- (4) In subsection (3), residential unit means means a self-contained set of rooms located in a building, designed to be lived in by one or more persons, and which contains sleeping, kitchen and bathroom facilities that are intended for the exclusive use of the residents of the unit.
- (5) Despite subsection (1), a dwelling room with a greater floor area than 140 square feet shall be charged the development charge rate for Apartment Dwelling (one bedroom or bachelor).
- (6) Despite subsection (1), the development charge payable for dwelling rooms in a
- (a) a group home, nursing home,
  - (b) a retirement home or lodge and

- (c) a special care or special need dwelling.

shall be the rate for a single family dwelling multiplied by R where R is the number of dwelling rooms divided by four and rounded to nearest, lower whole number.

- (7) Despite subsections (1) and (5), in respect of a rooming and/or boarding house as defined in By-law 2014-229, which received site plan approval on or before April 25, 2019, and for which a building permit is issued before December 31, 2019, the development charges shall be the rate for a single family dwelling multiplied by R where R is the number of dwelling rooms divided by four and rounded to nearest, lower whole number

#### DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on Areas 1, 2 and 3 as set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on Areas 1, 2 and 3 as set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedules "B" and "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) In respect of the Rural Area, those lands shown as Area A on Schedule "Q" to this by-law shall pay the entire public transit component of the development charge imposed by this by-law and those lands shown as Area B on Schedule "Q" shall pay one-third of the public transit component of the development charge imposed by this by-law and the entire transit component of the development charge imposed by this by-law shall be

paid in respect of development within the Areas Inside and Outside the Greenbelt.

- (6) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 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 the *Condominium Act*; or
  - (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (7) In respect of the lands shown on Schedule "R", the parks development component of the development charges imposed by this by-law shall not be payable.

#### IMPOSITION OF CHARGE

6. The development charges described in Schedules "B" and "C" shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(6) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units or dwelling rooms;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area and type of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule "B" all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings with three or more bedrooms and less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

## EXEMPTIONS

7. (1) Subject to subsection (3), the following shall be exempt from development Charges:
- (a) All residential use building permits not resulting in the creation of an additional dwelling unit;
  - (b) The creation of one or two additional dwelling units in an existing single- detached dwelling provided that the total gross floor area of the additional one or two dwelling units does not exceed the gross floor area of the existing single-detached dwelling;
  - (c) The creation of one additional dwelling unit in a residential use building, other than a single-detached dwelling, provided that the additional dwelling unit does not have a gross floor area greater than:
    - (i) in the case of a semi-detached dwelling or row dwelling, the gross floor area of the existing dwelling, or
    - (ii) in the case of any other residential use building, the gross floor area of the smallest dwelling unit contained in the residential use building;
  - (d) Buildings or structures owned by and used for the purpose of a city, or school board, as defined in subsection 1(1) of the *Education Act*;
  - (e) Every place of worship and the land used in connection therewith, other than the charge for public transit. The exemption from development charges other than public transit is limited to a place of worship to a maximum of 5,000 square feet or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater;
  - (f) Every churchyard, cemetery or burying ground exempt under the *Assessment Act* for taxation purposes;
  - (g) Non-residential use buildings used for *bona fide* agricultural purposes, including buildings on a fairgrounds of an agricultural society;
  - (h) Non-residential use development involving the creation or addition of accessory uses containing less than ten square metres of gross floor area;
  - (i) Non-residential use building permits not resulting in the creation of additional gross floor area;
  - (j) Unserviced storage structures with a dirt floor and being less than 2,400 square feet in area;
  - (k) The first enlargement of the floor area of an industrial building in existence on May 22, 2019, or the first enlargement of the floor area of an industrial building erected thereafter, to the extent that the existing floor area is enlarged by 50 percent or less;
  - (l) Subject to clause (m), temporary buildings provided that such buildings are removed within two years of the issuance of the building permit;
  - (m) A garden suite, provided that such garden suite is removed within ten years;

- (n) A building for the sale of gardening and related products provided that such building is not erected before 15 March and is removed before 15 October of each year;
  - (o) A residential use building erected and owned by non-profit housing, provided that satisfactory evidence is provided to the Treasurer that the residential use building is intended for persons of low or modest incomes and that the dwelling units are being made available at values that are initially and will continue to be below current market levels in the City;
  - (p) A non-profit health care facility only with respect to the capital cost that is not reimbursed or subsidized by either the Provincial or Federal Governments;
  - (q) Where specifically authorized by a resolution of Council; development on land owned by a non-profit corporation provider of child care and long- term care facilities;
  - (r) Where specifically authorized by a resolution of Council, development on land where a public facility is being provided;
  - (s) Where specifically authorized by a resolution of Council, development on contaminated land in accordance with the Guideline for Development Charge Reduction Program due to Site Contamination, approved by Council;
  - (t) The creation of a coach house.
- (2) Unless specifically stated to the contrary in the a Council resolution or by-law providing a development charge exemption for a municipal capital facility, the development charge in respect of public transit shall be payable.
- (3) The transit component of the development charge imposed by this by-law, including the area specific development charge for the Riverside South Transit Area, shall be payable in respect of the developments identified in clauses (o), (p), (q) , (r) and (t).

#### SPECIFIC AREA SPECIFIC CHARGES

8. (1) A development charge in respect of Millennium Park is imposed in accordance with Schedule "K" against the lands identified in Schedule "E". Development within the lands set forth in Schedule "E" shall not be liable for the Parks Development (District Park) component of the development charges set forth in Schedules "B" and "C" to this by-law.
- (2) A development charge in respect of Flag Station Road is imposed in accordance with Schedule "L" against the land identified in Schedule "F".
- (3) A development charge in respect of Provence Avenue is imposed in accordance with Schedule "M" against the land identified in Schedule "G".
- (4) A development charge in respect of the Richmond Sanitary Sewer is

imposed in accordance with Schedule "N" against the land identified in Schedule "H".

- (5) A development charge in respect of the Manotick Water Supply and Sanitary Sewer is imposed in accordance with Schedule "O" against the land identified in Schedule "I", Maps 1, 2 and 3.
- (6) A development charge in respect of the Riverside South Area Specific Transit charge is imposed in accordance with Schedule "P" against the land identified in Schedule "J".
- (7) Sections 5, 6 and 9 of this by-law apply with the necessary modifications to the development charges imposed pursuant to this section.

#### REDEVELOPMENT OF LAND CREDITS

9. (1) Where residential development occurs on a site which involved within the immediately previous five years the demolition of a previously existing building or structure, other than a derelict building, or will involve such demolition to permit the issuance of a building permit for the construction of the subject development, a credit will be provided against the development charge so that only the net increase in residential use dwelling units is charged.
- (2) Where non-residential development occurs on a site which involved within the immediately previous five years the demolition of a previously existing building or structure, other than a derelict building, or will involve such demolition to permit the issuance of a building permit for the construction of the subject development, a credit will be provided against the development charge to the extent of the existing or demolished gross floor area at the rate in effect for the existing use or the use in place at the demolition of the gross floor area when the building permit is issued for the redevelopment.
- (3) Where a non-residential use building, or portion, is to be converted to a residential use, or a non-residential use building, other than a derelict building, demolished within the immediately previous five years and a residential use building erected in its place, a credit, not to exceed the amount of the development charges payable, will be provided in the amount of the development charges that would have been payable for the non-residential gross floor area being converted had a building permit been issued to construct the non-residential use building utilized for the same use in existence immediately prior to the conversion taking place.
- (4) The credit to be provided pursuant to subsection (3) shall be determined in accordance with Schedules "C" according to the gross floor area of the building that had been used for non-residential uses.

- (5) Where a credit for a non-residential use building, or portion thereof, is provided pursuant to subsections (2) or (3), no credit for that non-residential use building or portion thereof shall be provided pursuant to subsection (1).
- (6) The credits provided under this section relate only to the land, including any parcel subject to the same site plan approval for the proposed development, upon which the building was demolished or converted and are not transferable to another parcel of land.
- (7) Subject to subsections (8) and (10), after July 31, 2011, the credits provided under this section and clause 7(i) do not apply based upon an existing or previously existing development, which is exempt under the provisions of this by-law.
- (8) Credits provided under this section based upon an existing or previously existing development, which is exempt under the provisions of this by-law will continue to be provided after July 31, 2011 where, on or prior to July 31, 2011, the owner of the subject lands and the City have signed a site plan agreement in respect of such redevelopment.
- (9) In the instance of a demolition of a coach house, only a credit for the transit component of the development charge shall be provided.
- (10) Despite, subsection (7), a credit will be provide under clause 7(i), in respect of a farm non-residential building in existence on May 22, 2019 where the building will continue to exist and it is reasonably possible for the building to be reutilized for bona fide agriculture purposes in the future.

#### ADDITIONAL DEVELOPMENT CHARGES

10. Additional development charges may be imposed pursuant to other by-laws.

#### SERVICES-IN-LIEU CREDITS

11. Where the City has previously permitted the provision of services-in-lieu of the payment of all or any portion of a development charge, the development charge payable by the owner will be reduced by an amount equal to the reasonable cost to the owner of providing the service in accordance with the agreement, less any credit or payment that has already been provided by the City to the owner in respect of such services-in-lieu.

#### TRANSITIONAL PROVISIONS

12. (1) Subject to subsection (3) and subject to meeting the criteria in subsection (2), the applicable development charge under this by-law for the period from the date of the enactment of this by-law to September 6, 2019 shall be

in accordance with the transitional rates and the categories for that period set forth in Schedules “B” and “C” to this by-law.

- (2) In order to qualify for the transitional rate pursuant to subsection (1), either clause a) must apply or both clauses b) and c) must apply:
  - (a) The building permit is issued on or after May 23, 2019 and on or before June 28, 2019;
  - (b) A complete building permit application is submitted on or before June 28, 2019;
  - (c) The building permit is issued on or before September 6, 2019.
  
- (3) The development charges in Schedules “K” to “P” shall apply in addition to the amounts applicable pursuant to subsections (1) and (4).
  
- (4) Subject to subsection (3), in respect of complex buildings and purpose built high-rise rental buildings, subject to meeting the criteria in subsection (5), the applicable development charges under this by-law for the period from the date of the enactment of this by-law to March 31, 2020 shall be in accordance with the transitional rates and the categories for that period set forth in Schedules “B” and “C” to this by-law.
  
- (5) In order to qualify for the transitional rate pursuant to section (4), either clause (a) must apply or both clauses b) and c) must apply:
  - (a) The building permit is issued on or after May 23, 2019 and on or before June 28, 2019;
  - (b) A complete building permit application is submitted on or before June 28, 2019;
  - (c) The building permit is issued on or before March 31, 2020.
  
- (6) Residential development on the lands shown on Schedule “E” to By-law 2004- 298, as amended, and residential development fronting on Isabella Street and Chamberlain Avenue between Bronson Avenue and Elgin Street shall continue to be exempt from development charges under this by-law after 31 July 2011 if the owner of the subject lands and the City have signed a site plan agreement in respect of such residential development on or before 31 July 2011.

## COLLECTION PROCEDURES

13. (1) The Treasurer shall collect the development charge in accordance with the provisions of this by-law and the Act.
  
- (2) Where an agreement has been entered into between the City and the owner providing for payment of the development charge at any time other than the issuance of the building permit, then the Treasurer shall collect the applicable development charges.



- (3) Where a development charge or any part thereof remains unpaid after it is payable, the Treasurer shall add the unpaid amount to the tax roll and shall be collected in the same manner as taxes.

## CONFLICT

14. Where a conflict exists between the provisions of this by-law and any agreement between the City and the owner, with respect to land to be charged under this by-law, the provisions of such agreement prevail to the extent of the conflict.

## SERVICES IN LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

15. (1) The City may agree to allow a person to perform work that relates to a service on which this development charge by-law is based.
- (2) Where a person is permitted by the City to install works identified in Schedule "D" to this by-law, the person, subject to subsection (3), will be reimbursed for the reasonable cost of such works in accordance with the amounts set forth in Schedule "D".
- (3) To receive the contingency amount identified in Schedule "D", the person shall apply to the General Manager, Planning and Growth Management, or the General Manager's designate, providing justification as to why such person is entitled to such amount and the decision of the General Manager or the General Manager's designate, as to the entitlement of such person to the contingency amount shall be final.
- (4) No person shall receive development charge credits for works done by such person by any amount in excess of the total development charge payable for the service provided by the owner to the City or for any part of the cost of the work that relates to a level of service beyond that described in paragraph 4 of subsection 5(1) of the Act.

## TIMING OF THE CALCULATION AND PAYMENT

16. (1) Subject to subsection (2), the development charge shall be calculated as of and shall be payable on the date the first building permit is issued in relation to a building or structure on land to which the development charge applies.
- (2) Subject to meeting the qualification in subsection (3), where phased building permits are being issued in respect of a building, at the request of the owner the development charge shall be calculated and due at either the first building permit for the building or the building permit that allows construction above grade.

- (3) A residential building must be a minimum of 18,000 square feet in size and a non-residential building must be a minimum of 50,000 square feet in size in order to be eligible for payment of development charges upon issuance of a building permit that allows construction above grade.
- (4) Notwithstanding subsections (1) and (2), the City may provide that in respect of services set out in paragraphs 1, 2, 3, 4 or 5 of subsection 5 (5) of the *Development Charges Act*, the development charge is payable immediately upon the parties entering into a subdivision or consent agreement. Further, an owner and the City may enter into an agreement respecting the timing of the payment of development charge or a portion thereof or for the provision of services in lieu of the payment of all or any portion of development charge and the terms of such agreement shall then prevail over the provisions of this by-law.
- (5) Unless otherwise directed by Council, the development charge shall be payable in money.
- (6) All residential development charges imposed by this by-law shall be rounded to the nearest dollar and all other development charges imposed by this by-law and the amounts set out in Schedule "D" shall be rounded to the nearest cent.
- (7) Despite subsections (1), (2) and (4), in respect of non-residential development, the development charges in respect of the services not enumerated in the *Development Charges Act*, subsection 5(5) are due two years after the date a building permit is issued if the site plan or subdivision agreement in respect of such development contains a provision permitting the City to call, for payment of the outstanding development charges, upon the security provided for the development in the event of non-payment of development charges at the expiry of the two year period.
- (8) The amounts, payment for which are deferred under subsection (7), shall be indexed in accordance with section 18.
- (9) Subsections (7) and (8) do not apply to institutional development.

#### RESERVE FUND

17. (1) The development charges imposed by this by-law for Roads and Related Services, other than the area specific development charges for Provence Avenue and Flag Station Road, shall be paid into the Roads and Related Services Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for roads and related services purposes, other than the area specific development

charges for Provence Avenue and Flag Station Road, shall be deemed to be in respect of a single service.

- (2) The development charges imposed by this by-law for Sanitary Sewer (Wastewater) services shall be paid into the Sanitary Sewer Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for waste water purposes, other than the area specific charges for Richmond, Manotick, and Provence Avenue shall be deemed to be in respect of a single service.
- (3) The development charges imposed by this by-law for Water services shall be paid into the Water Development Charges Reserve Fund and all development charges imposed by the City by any development charges by-law for water purposes, other than the area specific charge for Manotick, shall be deemed to be in respect of a single service.
- (4) The development charges imposed by this by-law for Stormwater Drainage services shall be paid into the Stormwater Drainage Development Charges Reserve Fund and all development charges imposed by the City by this development charges by-law for storm water purposes shall be deemed to be in respect of a single service.
- (5) The development charges imposed by this by-law for Protective services shall be paid into the Protective Services Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for police purposes shall be deemed to be in respect of a single service.
- (7) The development charges imposed by this by-law for Public Transit, other than for the Riverside South Area Specific Transit charge, shall be paid into the Public Transit Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for public transit purposes, other than for the Riverside South Area Specific Transit charge, shall be deemed to be in respect of a single service.
- (8) The development charges imposed by this by-law for Parks Development, including the Park Development (District Park) services shall be paid into the Parks Development Charges Reserve Fund and all development charges imposed by the City by any development charges by-law for parks development purposes, other than the area specific charge or Millennium Park, shall be deemed to be in respect of a single service.
- (9) The development charges imposed by this by-law for Recreation Facilities shall be paid into the Recreation Facilities Development Charges Reserve

Fund and all development charges imposed by the City by any development charges by-law for recreation purposes shall be deemed to be in respect of a single service.

- (10) The development charges imposed by this by-law for Libraries shall be paid into the Libraries Development Charges Reserve Fund and all development charges imposed by the City by any development charges by-law for library purposes shall be deemed to be in respect of a single service.
- (11) The development charges imposed by this by-law for Paramedic Services shall be paid into the Paramedic Services Development Charges Reserve Fund and all development charges imposed by any development charges by-law for emergency medical services purposes shall be deemed to be in respect of a single service.
- (12) The development charges imposed by this by-law for Affordable Housing shall be paid into the Affordable Housing Development Charges Reserve Fund and all development charges imposed by any development charges by-law for Affordable Housing purposes shall be deemed to be in respect of a single service
- (13) The development charges imposed by this by-law for Development Charge Corporate Studies purposes shall be paid into the Corporate Studies Reserve Fund and all development charges imposed by the City by any by-law for City Development Charges Growth Study purposes shall be deemed to be in respect of a single service.
- (14) The development charges imposed by this by-law for Millennium Park purposes shall be paid into the Millennium Park Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Millennium Park purposes shall be deemed to be in respect of a single service.
- (15) The development charges imposed by this by-law for Flag Station Road shall be paid into the Flag Station Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Flag Station Road shall be deemed to be in respect of a single service.
- (16) The development charges imposed by this by-law for Provence Avenue purposes shall be paid into the Provence Avenue Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Provence Avenue purposes shall be deemed to be in respect of a single service.
- (17) The development charges imposed by this by-law for Richmond Village sanitary sewer purposes shall be paid into the Richmond Village sanitary

sewer Reserve Fund and all development charges imposed by the City by any by-law for Richmond Village sanitary sewer purposes shall be deemed to be in respect of a single service.

- (18) The development charges imposed by this by-law for Manotick Water Supply purposes shall be paid into the Manotick Water Supply Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Manotick Water Supply purposes shall be deemed to be in respect of a single service.
- (19) The development charges imposed by this by-law for Manotick Sanitary Sewer purposes shall be paid into the Manotick Sanitary Sewer Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Manotick Sanitary Sewer purposes shall be deemed to be in respect of a single service.
- (20) The development charges imposed by this by-law for Riverside South Area Specific Transit charge purposes shall be paid into the Riverside South Area Specific Transit Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Riverside South Transit purposes shall be deemed to be in respect of a single service.

## INDEXING

- 18. (1) Subject to subsection (2), the development charge rates set out in this by-law shall be adjusted annually by the Treasurer, without amendment to this by-law, commencing on April 1, 2021 in accordance with the most recent annual change (1 January to 31 December) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used if such continues to be published.
- (2) The development charge rates set out in this by-law shall be adjusted by the Treasurer, without amendment to this by-law on April 1, 2020 in accordance with the changes (1 January 2018 to 31 December 2019) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used if such continues to be published
- (3) Should Catalogue Number 62-007 no longer be published, the development charge rates set out in this by-law shall be adjusted in accordance with such measure as is specified in the *Development Charges Act* or the regulations made thereunder.

- (4) The indexing pursuant to this section shall be calculated on the basis that the payments towards the principal component of any growth-related debt for which the City is or will be liable subsequent to the enactment of this by-law are not subject to the annual indexation.

#### SCHEDULES

19. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

#### APPLICATION OF THE ACT

20. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

#### REPEAL

21. By-law No. 2014-229, 2014-328, 2016-352, 2017-175, 2018-48 and any amendments thereto, are repealed as of the in force date of this by-law

#### TERM OF BY-LAW

22. This by-law shall continue in full force and effect for a term of five (5) years from the date of its enactment, unless it is repealed at an earlier date.

#### NUMBER

23. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

#### HEADINGS FOR REFERENCE ONLY

24. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

#### SEVERABILITY

25. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

#### SHORT TITLE

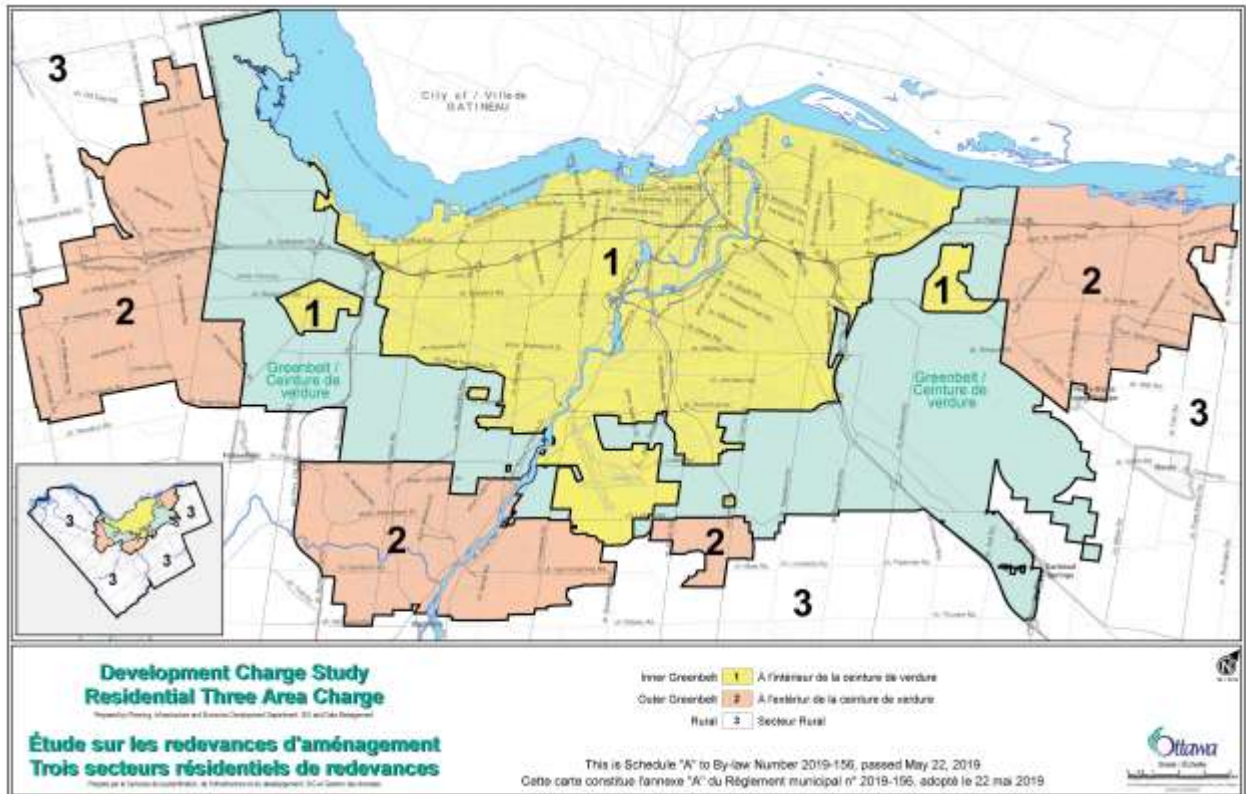
26. This by-law may be cited as the Development Charges By-law 2019

ENACTED AND PASSED this 22nd day of May, 2019.

CITY CLERK

MAYOR

**Schedule "A" – DESIGNATED AREAS OF THE CITY OF OTTAWA**





**SCHEDULE "B" - RESIDENTIAL DEVELOPMENT CHARGES**  
**Inside the Greenbelt (Area # 1)**  
**Development Charge per Dwelling Unit**  
**Type of Residential Use**

**Applicable Rates for "Complete Building" Permit Applications Effective May 22, 2019 to September 6, 2019 & Applicable Rates for "Complex Buildings" and "Purpose Built High-rise Rental" Permit Applications Effective May 22, 2019 to March 30, 2020**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Rooms \$/unit</b>
Protection (Police And Fire)	\$322	\$245	\$192	\$144	\$93
Parks Development	\$1,276	\$970	\$759	\$572	\$368
Recreation Facilities	\$1,035	\$787	\$616	\$464	\$299
Libraries	\$255	\$194	\$152	\$114	\$74
Paramedic Service	\$76	\$58	\$45	\$34	\$22
Affordable Housing Program	\$126	\$96	\$75	\$57	\$36
Corporate Studies	\$57	\$43	\$34	\$26	\$17
Public Transit	\$10,607	\$8,372	\$5,750	\$4,088	\$3,158
<b>Sub-Total General Services</b>	<b>\$13,754</b>	<b>\$10,765</b>	<b>\$7,623</b>	<b>\$5,499</b>	<b>\$4,067</b>
Roads & Related Services	\$7,494	\$5,695	\$4,461	\$3,359	\$2,161
Sanitary (Waste Water)	\$3,486	\$2,650	\$2,075	\$1,563	\$1,006
Water	\$336	\$256	\$200	\$151	\$97
Stormwater Drainage	\$43	\$33	\$26	\$19	\$12
<b>Sub-Total Engineering Services</b>	<b>\$11,359</b>	<b>\$8,634</b>	<b>\$6,762</b>	<b>\$5,092</b>	<b>\$3,276</b>
<b>Total</b>	<b>\$25,113</b>	<b>\$19,399</b>	<b>\$14,385</b>	<b>\$10,591</b>	<b>\$7,343</b>

**Applicable Rates for all Other Development Effective May 22, 2019**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Rooms \$/unit</b>
Protection (Police And Fire)	\$453	\$358	\$246	\$175	\$135
Parks Development	\$1,701	\$1,397	\$975	\$693	\$535
Recreation Facilities	\$1,357	\$1,126	\$789	\$561	\$434
Libraries	\$349	\$280	\$194	\$138	\$107
Paramedic Service	\$106	\$84	\$58	\$41	\$32
Affordable Housing Program	\$179	\$141	\$97	\$69	\$53
Corporate Studies	\$80	\$63	\$44	\$31	\$24
Public Transit	\$10,607	\$8,372	\$5,750	\$4,088	\$3,158
<b>Sub-Total General Services</b>	<b>\$14,832</b>	<b>\$11,821</b>	<b>\$8,153</b>	<b>\$5,796</b>	<b>\$4,478</b>
Roads & Related Services	\$10,506	\$8,321	\$5,723	\$4,068	\$3,143
Sanitary (Waste Water)	\$4,692	\$3,824	\$2,661	\$1,892	\$1,462
Water	\$450	\$368	\$256	\$182	\$141
Stormwater Drainage	\$60	\$48	\$33	\$23	\$18
<b>Sub-Total Engineering Services</b>	<b>\$15,708</b>	<b>\$12,561</b>	<b>\$8,673</b>	<b>\$6,165</b>	<b>\$4,764</b>
<b>Total</b>	<b>\$30,540</b>	<b>\$24,382</b>	<b>\$16,826</b>	<b>\$11,961</b>	<b>\$9,242</b>

**SCHEDULE "B" - RESIDENTIAL DEVELOPMENT CHARGES**  
**Outside the Greenbelt (Area # 2)**  
**Development Charge per Dwelling Unit**  
**Type of Residential Use**

**Applicable Rates for "Complete Building" Permit Applications Effective May 22, 2019 to September 6, 2019 & Applicable Rates for "Complex Buildings" and "Purpose Built High-rise Rental" Permit Applications Effective May 22, 2019 to March 31, 2020**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Rooms \$/unit</b>
Protection (Police And Fire)	\$1,041	\$767	\$552	\$413	\$292
Parks Development	\$554	\$408	\$294	\$220	\$155
Recreation Facilities	\$2,327	\$1,714	\$1,234	\$924	\$653
Libraries	\$512	\$378	\$272	\$203	\$144
Paramedic Service	\$103	\$76	\$55	\$41	\$29
Affordable Housing Program	\$171	\$126	\$91	\$68	\$48
Corporate Studies	\$119	\$88	\$63	\$47	\$33
Public Transit	\$10,607	\$8,372	\$5,750	\$4,088	\$3,158
<b>Sub-Total General Services</b>	<b>\$15,434</b>	<b>\$11,929</b>	<b>\$8,311</b>	<b>\$6,004</b>	<b>\$4,512</b>
Roads & Related Services	\$11,598	\$8,546	\$6,147	\$4,605	\$3,254
Sanitary (Waste Water)	\$5,382	\$3,966	\$2,853	\$2,137	\$1,509
Water	\$2,575	\$1,897	\$1,365	\$1,022	\$722
Stormwater Drainage	\$58	\$43	\$31	\$23	\$16
<b>Sub-Total Engineering Services</b>	<b>\$19,613</b>	<b>\$14,452</b>	<b>\$10,396</b>	<b>\$7,787</b>	<b>\$5,501</b>
<b>Total</b>	<b>\$35,047</b>	<b>\$26,381</b>	<b>\$18,707</b>	<b>\$13,791</b>	<b>\$10,013</b>

**Applicable Rates for all Other Development Effective May 22, 2019**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Rooms \$/unit</b>
Protection (Police And Fire)	\$1,102	\$860	\$588	\$418	\$323
Parks Development	\$579	\$457	\$314	\$223	\$172
Recreation Facilities	\$2,484	\$1,924	\$1,313	\$933	\$722
Libraries	\$541	\$422	\$289	\$205	\$159
Paramedic Service	\$106	\$84	\$58	\$41	\$32
Affordable Housing Program	\$179	\$141	\$97	\$69	\$53
Corporate Studies	\$124	\$97	\$67	\$47	\$37
Public Transit	\$10,607	\$8,372	\$5,750	\$4,088	\$3,158
<b>Sub-Total General Services</b>	<b>\$15,722</b>	<b>\$12,357</b>	<b>\$8,476</b>	<b>\$6,024</b>	<b>\$4,656</b>
Roads & Related Services	\$12,149	\$9,554	\$6,554	\$4,658	\$3,599
Sanitary (Waste Water)	\$5,704	\$4,446	\$3,039	\$2,161	\$1,670
Water	\$2,753	\$2,133	\$1,455	\$1,034	\$799
Stormwater Drainage	\$60	\$48	\$33	\$23	\$18
<b>Sub-Total Engineering Services</b>	<b>\$20,666</b>	<b>\$16,181</b>	<b>\$11,081</b>	<b>\$7,876</b>	<b>\$6,086</b>
<b>Total</b>	<b>\$36,388</b>	<b>\$28,538</b>	<b>\$19,557</b>	<b>\$13,900</b>	<b>\$10,742</b>

**SCHEDULE "B" - RESIDENTIAL DEVELOPMENT CHARGES**  
**Rural Serviced (Area # 3)**  
**Development Charge per Dwelling Unit**  
**Type of Residential Use**

**Applicable Rates for "Complete Building" Permit Applications Effective May 22, 2019 to September 6, 2019 & Applicable Rates for "Complex Buildings" and "Purpose Built High-rise Rental" Permit Applications Effective May 22, 2019 to March 31, 2020**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Rooms \$/unit</b>
Protection (Police And Fire)	\$334	\$203	\$194	\$147	\$111
Parks Development	\$426	\$258	\$247	\$188	\$141
Recreation Facilities	\$367	\$222	\$213	\$161	\$122
Libraries	\$285	\$173	\$165	\$125	\$94
Paramedic Service	\$79	\$48	\$46	\$35	\$26
Affordable Housing Program	\$131	\$80	\$76	\$58	\$44
Corporate Studies	\$109	\$66	\$63	\$48	\$36
Public Transit	\$10,607	\$8,372	\$5,750	\$4,088	\$3,158
<b>Sub-Total General Services</b>	<b>\$12,338</b>	<b>\$9,422</b>	<b>\$6,754</b>	<b>\$4,850</b>	<b>\$3,732</b>
Roads & Related Services	\$8,161	\$4,946	\$4,735	\$3,596	\$2,706
Sanitary (Waste Water)	\$1,602	\$971	\$930	\$706	\$531
Water	\$146	\$89	\$85	\$64	\$48
Stormwater Drainage	\$45	\$27	\$26	\$20	\$15
<b>Sub-Total Engineering Services</b>	<b>\$9,954</b>	<b>\$6,033</b>	<b>\$5,776</b>	<b>\$4,386</b>	<b>\$3,300</b>
<b>Total</b>	<b>\$22,292</b>	<b>\$15,455</b>	<b>\$12,530</b>	<b>\$9,236</b>	<b>\$7,032</b>

**Applicable Rates for all Other Development Effective May 22, 2019**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Rooms \$/unit</b>
Protection (Police And Fire)	\$453	\$358	\$246	\$175	\$135
Parks Development	\$579	\$457	\$314	\$223	\$172
Recreation Facilities	\$480	\$357	\$269	\$191	\$148
Libraries	\$377	\$287	\$209	\$148	\$115
Paramedic Service	\$106	\$84	\$58	\$41	\$32
Affordable Housing Program	\$179	\$141	\$97	\$69	\$53
Corporate Studies	\$144	\$109	\$81	\$57	\$44
Public Transit	\$10,607	\$8,372	\$5,750	\$4,088	\$3,158
<b>Sub-Total General Services</b>	<b>\$12,925</b>	<b>\$10,165</b>	<b>\$7,024</b>	<b>\$4,992</b>	<b>\$3,857</b>
Roads & Related Services	\$11,004	\$8,598	\$6,001	\$4,265	\$3,295
Sanitary (Waste Water)	\$2,172	\$1,714	\$1,177	\$837	\$647
Water	\$197	\$156	\$107	\$76	\$59
Stormwater Drainage	\$60	\$48	\$33	\$23	\$18
<b>Sub-Total Engineering Services</b>	<b>\$13,433</b>	<b>\$10,516</b>	<b>\$7,318</b>	<b>\$5,201</b>	<b>\$4,019</b>
<b>Total</b>	<b>\$26,358</b>	<b>\$20,681</b>	<b>\$14,342</b>	<b>\$10,193</b>	<b>\$7,876</b>

**SCHEDULE "B" - RESIDENTIAL DEVELOPMENT CHARGES**  
**Rural Unserviced (Area # 3)**  
**Development Charge per Dwelling Unit**  
**Type of Residential Use**

**Applicable Rates for "Complete Building" Permit Applications Effective May 22, 2019 to September 6, 2019 & Applicable Rates for "Complex Buildings" and "Purpose Built High-rise Rental" Permit Applications Effective May 22, 2019 to March 31, 2020**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Rooms \$/unit</b>
Protection (Police And Fire)	\$303	\$180	\$176	\$135	\$102
Parks Development	\$386	\$229	\$224	\$172	\$130
Recreation Facilities	\$332	\$197	\$193	\$148	\$112
Libraries	\$258	\$153	\$150	\$115	\$87
Paramedic Service	\$72	\$43	\$42	\$32	\$24
Affordable Housing Program	\$119	\$71	\$69	\$53	\$40
Corporate Studies	\$99	\$59	\$57	\$44	\$33
Public Transit	\$10,607	\$8,372	\$5,750	\$4,088	\$3,158
<b>Sub-Total General Services</b>	<b>\$12,176</b>	<b>\$9,304</b>	<b>\$6,661</b>	<b>\$4,787</b>	<b>\$3,686</b>
Roads & Related Services	\$7,386	\$4,381	\$4,300	\$3,296	\$2,484
Sanitary (Waste Water)	\$0	\$0	\$0	\$0	\$0
Water	\$0	\$0	\$0	\$0	\$0
Stormwater Drainage	\$40	\$24	\$23	\$18	\$14
<b>Sub-Total Engineering Services</b>	<b>\$7,426</b>	<b>\$4,405</b>	<b>\$4,323</b>	<b>\$3,314</b>	<b>\$2,498</b>
<b>Total</b>	<b>\$19,602</b>	<b>\$13,709</b>	<b>\$10,984</b>	<b>\$8,101</b>	<b>\$6,184</b>

**Applicable Rates for all Other Development Effective May 22, 2019**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Rooms \$/unit</b>
Protection (Police And Fire)	\$453	\$358	\$246	\$175	\$135
Parks Development	\$579	\$457	\$314	\$223	\$172
Recreation Facilities	\$480	\$357	\$269	\$191	\$148
Libraries	\$377	\$287	\$209	\$148	\$115
Paramedic Service	\$106	\$84	\$58	\$41	\$32
Affordable Housing Program	\$179	\$141	\$97	\$69	\$53
Corporate Studies	\$144	\$109	\$81	\$57	\$44
Public Transit	\$10,607	\$8,372	\$5,750	\$4,088	\$3,158
<b>Sub-Total General Services</b>	<b>\$12,925</b>	<b>\$10,165</b>	<b>\$7,024</b>	<b>\$4,992</b>	<b>\$3,857</b>
Roads & Related Services	\$11,004	\$8,598	\$6,001	\$4,265	\$3,295
Sanitary (Waste Water)	\$0	\$0	\$0	\$0	\$0
Water	\$0	\$0	\$0	\$0	\$0
Stormwater Drainage	\$60	\$48	\$33	\$23	\$18
<b>Sub-Total Engineering Services</b>	<b>\$11,064</b>	<b>\$8,646</b>	<b>\$6,034</b>	<b>\$4,288</b>	<b>\$3,313</b>
<b>Total</b>	<b>\$23,989</b>	<b>\$18,811</b>	<b>\$13,058</b>	<b>\$9,280</b>	<b>\$7,170</b>

**SCHEDULE "C" - NON-RESIDENTIAL DEVELOPMENT CHARGES**  
**City-Wide Development Charge per Square Foot**  
**of Gross or Total Floor Area by**  
**Type of Non-Residential Use**

**Applicable Rates for "Complete Building" Permit Applications Effective May 22, 2019 to September 6, 2019 & Applicable Rates for "Complex Buildings" Permit Applications Effective May 22, 2019 to March 31, 2020**

<b>Service</b>	<b>Industrial Use (\$ per sq.ft.)</b>	<b>Non-Industrial Use (\$ per sq.ft.)</b>
Protection (Police And Fire)	\$0.27	\$0.62
Parks Development	\$0.06	\$0.05
Recreation Facilities	\$0.11	\$0.10
Libraries	\$0.03	\$0.02
Paramedic Service	\$0.03	\$0.08
Affordable Housing Program	\$0.00	\$0.00
Corporate Studies	\$0.03	\$0.08
Public Transit	\$4.14	\$10.55
<b>Sub-Total General Services</b>	<b>\$4.67</b>	<b>\$11.50</b>
Roads & Related Services	\$3.85	\$8.71
Sanitary (Waste Water)	\$0.73	\$1.59
Water	\$0.12	\$0.27
Stormwater Drainage	\$0.02	\$0.05
<b>Sub-Total Engineering Services</b>	<b>\$4.72</b>	<b>\$10.62</b>
<b>Total</b>	<b>\$9.39</b>	<b>\$22.12</b>

**Applicable Rates for all Other Development Effective May 22, 2019**

<b>Service</b>	<b>Industrial Use (\$ per sq.ft.)</b>	<b>Non-Industrial Use (\$ per sq.ft.)</b>
Protection (Police And Fire)	\$0.32	\$0.82
Parks Development	\$0.07	\$0.07
Recreation Facilities	\$0.13	\$0.13
Libraries	\$0.03	\$0.03
Paramedic Service	\$0.04	\$0.11
Affordable Housing Program	\$0.00	\$0.00
Corporate Studies	\$0.04	\$0.11
Public Transit	\$4.14	\$10.55
<b>Sub-Total General Services</b>	<b>\$4.77</b>	<b>\$11.82</b>
Roads & Related Services	\$4.49	\$11.46
Sanitary (Waste Water)	\$0.85	\$2.09
Water	\$0.14	\$0.35
Stormwater Drainage	\$0.02	\$0.06
<b>Sub-Total Engineering Services</b>	<b>\$5.50</b>	<b>\$13.96</b>
<b>Total</b>	<b>\$10.27</b>	<b>\$25.78</b>

**SCHEDULE "D" – PAYMENTS FOR OVERSIZING**

<b>Benchmark Cost for Sanitary Infrastructure in a Greenfield Development, No Contingency</b>		
<b>Pipe Diameter</b>		<b>2019 Oversizing Costs</b>
<b>(in)</b>	<b>(mm)</b>	<b>Schedule D</b>
15	375	\$0.00
18	450	\$34.87
21	525	\$92.42
24	600	\$203.75
27	675	\$376.49
30	750	\$554.50
33	825	\$708.13
36	900	\$905.54
39	975	\$1,131.37
42	1,050	\$1,361.87
48	1,200	\$1,755.80
54	1,350	\$2,099.91
60	1,500	\$2,507.10

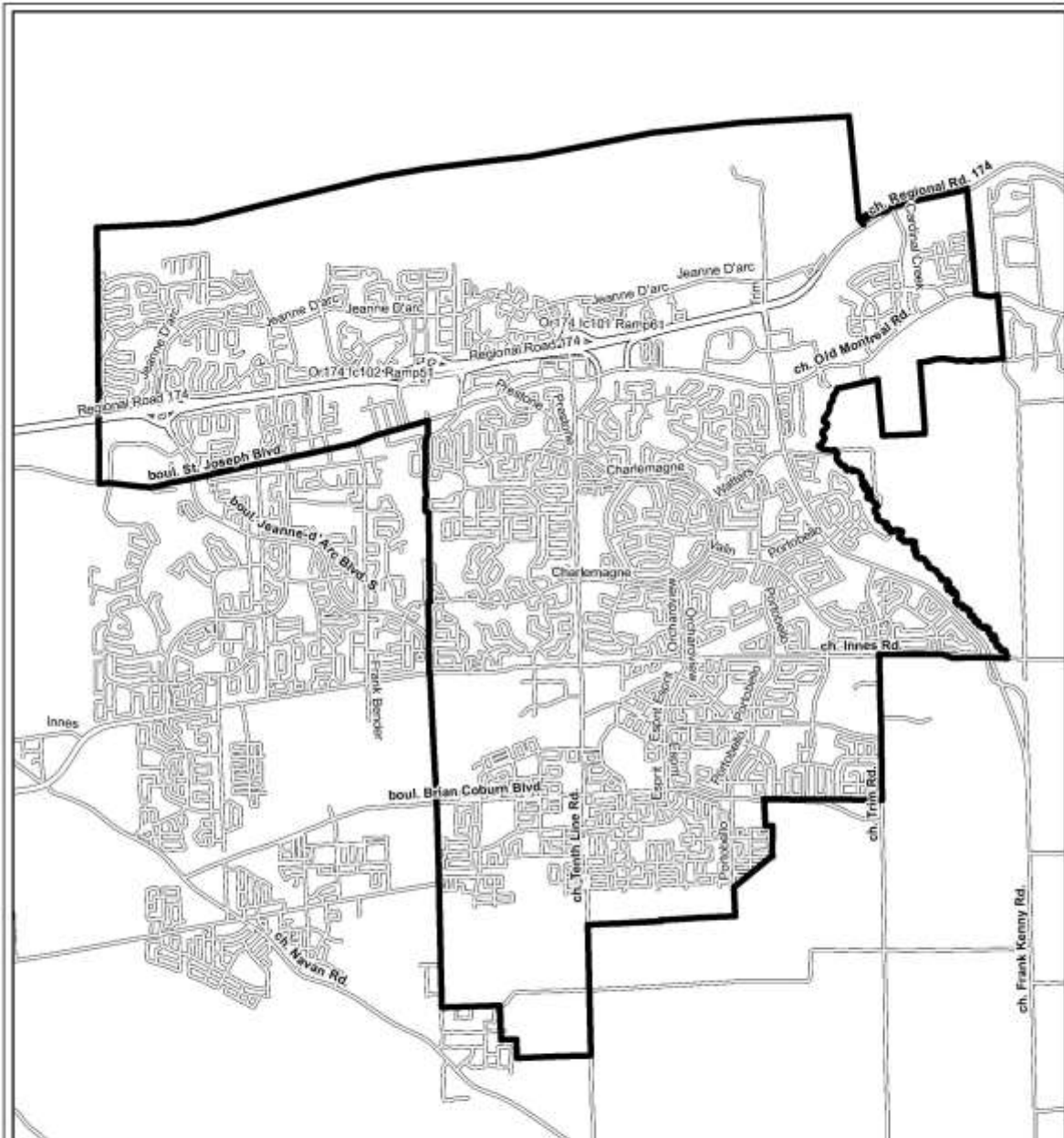
<b>Benchmark Cost for Sanitary Infrastructure in a Greenfield Development, Contingency Included</b>		
<b>Pipe Diameter</b>		<b>2019 Oversizing Costs</b>
<b>(in)</b>	<b>(mm)</b>	<b>Schedule D</b>
15	375	\$0.00
18	450	\$40.09
21	525	\$106.28
24	600	\$234.31
27	675	\$432.97
30	750	\$637.67
33	825	\$814.34
36	900	\$1,041.37
39	975	\$1,301.08
42	1,050	\$1,566.15
48	1,200	\$2,019.16
54	1,350	\$2,414.89
60	1,500	\$2,883.17




<b>Benchmark Cost for Water Infrastructure in a Greenfield Development, No Contingency</b>		
<b>Pipe Diameter</b>		<b>2019 Oversizing Costs Schedule D</b>
<b>(in)</b>	<b>(mm)</b>	
<b>16</b>	<b>400</b>	<b>\$0.00</b>
<b>24</b>	<b>600</b>	<b>\$485.71</b>
<b>30</b>	<b>750</b>	<b>\$706.28</b>
<b>36</b>	<b>900</b>	<b>\$1,040.82</b>
<b>42</b>	<b>1,050</b>	<b>\$1,432.38</b>
<b>48</b>	<b>1,200</b>	<b>\$2,069.26</b>

<b>Benchmark Cost for Water Infrastructure in a Greenfield Development, Contingency Included</b>		
<b>Pipe Diameter</b>		<b>2019 Oversizing Costs Schedule D</b>
<b>(in)</b>	<b>(mm)</b>	
<b>16</b>	<b>400</b>	<b>\$0.00</b>
<b>24</b>	<b>600</b>	<b>\$558.57</b>
<b>30</b>	<b>750</b>	<b>\$812.22</b>
<b>36</b>	<b>900</b>	<b>\$1,196.95</b>
<b>42</b>	<b>1,050</b>	<b>\$1,647.23</b>
<b>48</b>	<b>1,200</b>	<b>\$2,379.64</b>

**SCHEDULE "E" – MILLENNIUM PARK AREA**






		<p><b>SCHEDULE E TO BY-LAW 2019-156 ENACTED ON MAY 22, 2019 / ANNEXE E AU RÈGLEMENT 2019-156 ADOPTÉ À LE 22 MAI 2019</b></p>	
19-0238-X		 Millennium Park Area / Secteur de Millennium Park	
I:\CO\2019\DevCh\Millennium_Park			
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REVISION / RÉVISION - 2019 / 04 / 16			

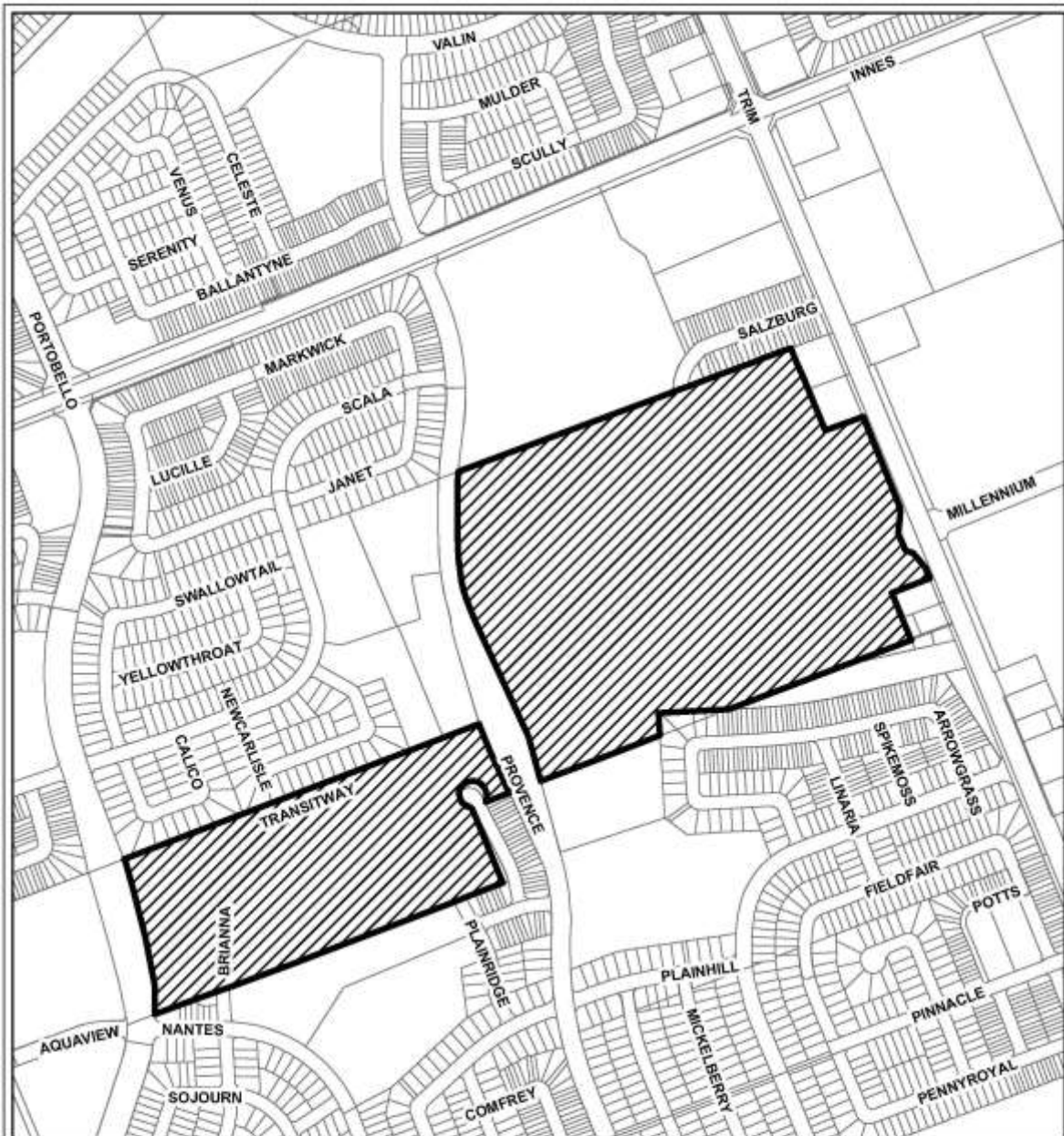


**SCHEDULE "F" – FLAG STATION ROAD AREA**



	<p><b>SCHEDULE F TO BY-LAW 2019-156 ENACTED ON MAY 22, 2019 / ANNEXE F AU RÈGLEMENT 2019-156 ADOPTÉ À LE 22 MAI 2019</b></p>
<p>19-0238-X</p>	
<p>I:\CO\2019\DevCh\Flag_Station_Road</p>	
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<p>REVISION / RÉVISION - 2019 / 04 / 16</p>	




**SCHEDULE "G" – PROVENCE AVENUE AREA**



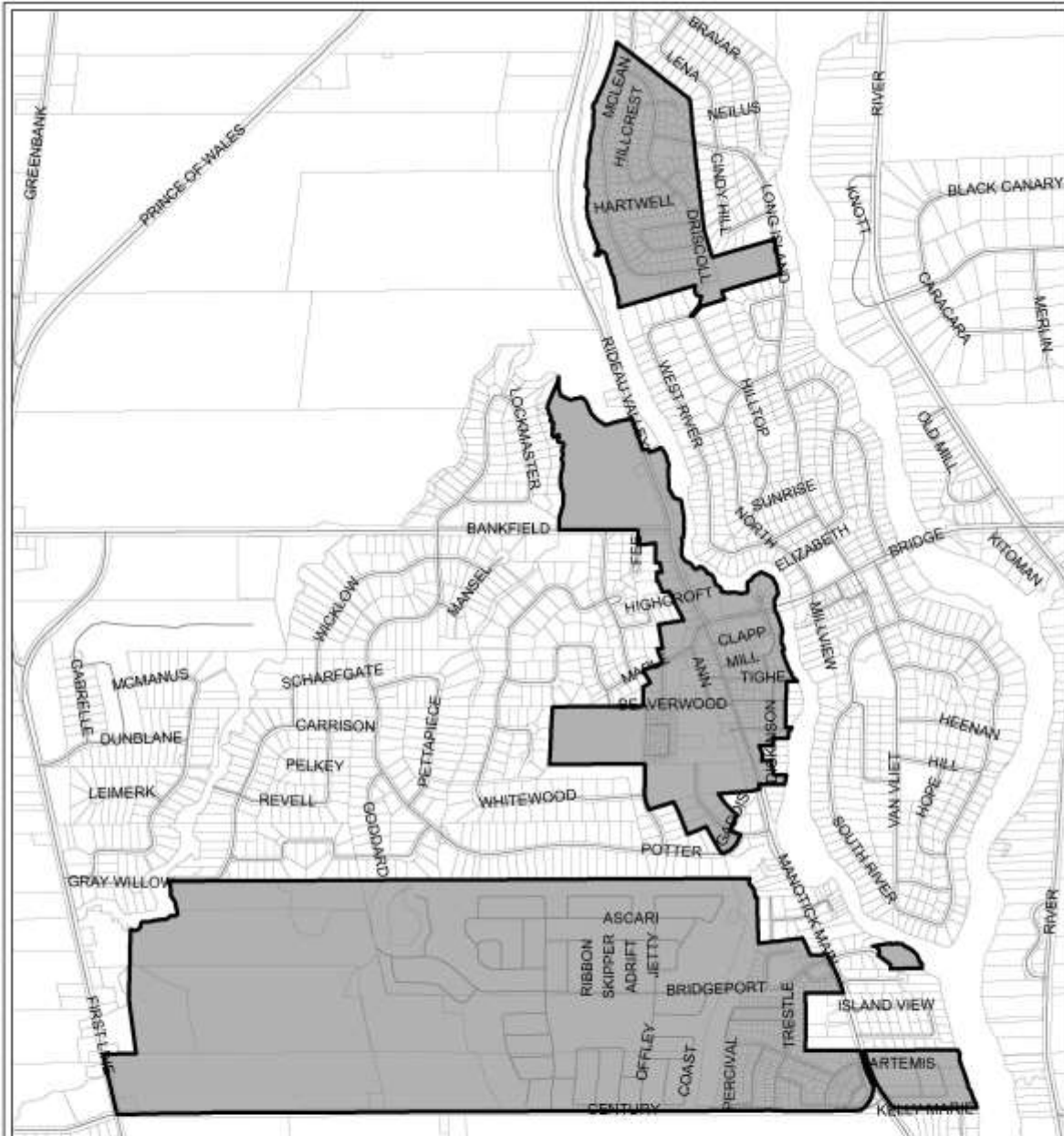
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<p>19-0238-X</p>	
<p>I:\CO\2019\DevCh\Provence_Avenue</p>	
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<p>REVISION / RÉVISION - 2019 / 04 / 16</p>	



**SCHEDULE "H" – RICHMOND SANITARY SEWER SERVICE AREA**



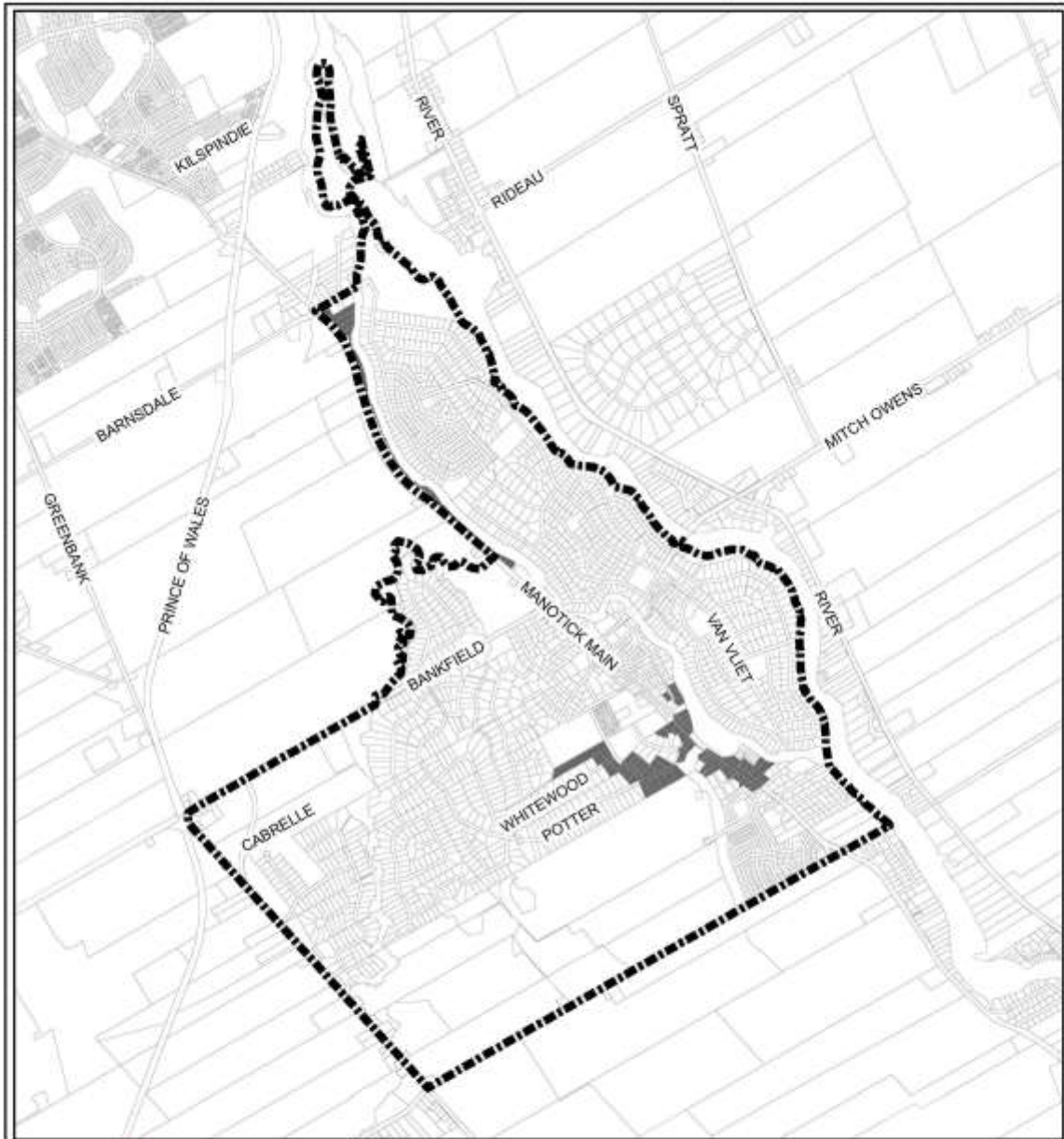
	<p><b>SCHEDULE H TO BY-LAW 2019-156 ENACTED ON MAY 22, 2019 / ANNEXE H AU RÉGLEMENT 2019-156 ADOPTÉ À LE 22 MAI 2019</b></p>
<p>19-0238-X</p>	
<p>\\CO\2019\DevCh\Richmond_Sanitary_Sewer...</p> <p><small>©Parcel data is owned by Teramit Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small></p> <p><small>©Les données de parcelles appartiennent à Teramit Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small></p>	<p> <b>Richmond Sanitary Sewer Service Area / Zone de service d'égouts sanitaires de Richmond</b></p>
<p>REVISION / RÉVISION - 2019 / 04 / 16</p>	





**SCHEDULE I, MAP 1" – MANOTICK WATER SUPPLY AND SANITARY SEWER AREA**



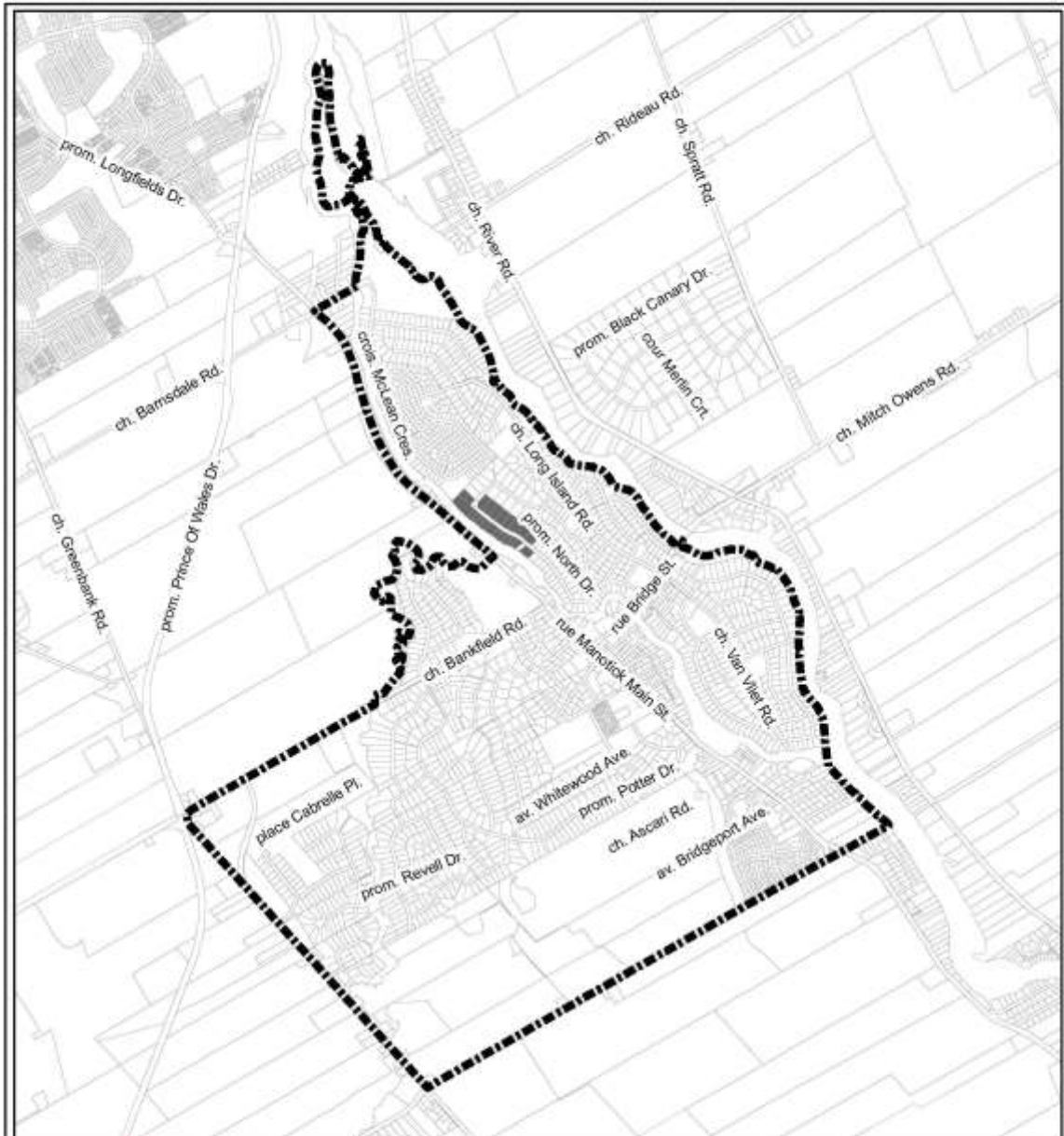
		<b>SCHEDULE I TO BY-LAW 2019-156 / ANNEXE I AU RÈGLEMENT 2019-156 MAP 1 / CARTE 1</b>	
19-0238-O		<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: gray; margin-right: 5px;"></div> <div> <p>Manotick Water Supply and Sanitary Service Development Charge Area /</p> <p>Redevances d'aménagement propres au secteur du réseau d'aqueduc et d'égouts séparatifs de Manotick</p> </div> </div>	
I:\CO\2019\DevCh\ManotickService\Map1.mxd			
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REVISION / RÉVISION - 2019 / 03 / 05			





**SCHEDULE I, MAP 2" – MANOTICK WATER SUPPLY AND SANITARY SEWER AREA**



	<p><b>SCHEDULE I TO BY-LAW 2019-156 / ANNEXE I AU RÈGLEMENT 2019-156 MAP 2 / CARTE 2</b></p>
<p>19-0238-O</p>	<p> Village of Manotick / Village de Manotick</p>
<p>I:\CO\2019\DevCh\ManotickService\Map2.mxd  <small>©Parcel data is owned by Terraset Enterprises Inc. and its suppliers          All rights reserved. May not be produced without permission.          THIS IS NOT A PLAN OF SURVEY</small>  <small>©Les données de parcelles appartiennent à Terraset Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CEE/INVEST PAS UN PLAN D'ARPENTAGE</small></p>	<p> Water Supply only Service Area /          Zone de service du réseau d'aqueduc seulement</p>
<p>REVISION / RÉVISION - 2019 / 03 / 05</p>	<p style="text-align: right;"></p>

**SCHEDULE I, MAP 3" – MANOTICK WATER SUPPLY AND SANITARY SEWER AREA**



	<p><b>SCHEDULE I TO BY-LAW 2019-156 / ANNEXE I AU RÈGLEMENT 2019-156</b>  <b>MAP 3 / CARTE 3</b></p>
<p>19-0238-O</p>	 Village of Manotick / Village de Manotick
<p>I:\CO\2019\DevCh\ManotickService\Map3.mxd</p> <p><small>©Partial data is owned by Terrestrial Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small></p> <p><small>©Les données de parcelles appartiennent à Terrestrial Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small></p>	 Sanitary only Service Area / Zone de service d'égouts sanitaires seulement
<p>REVISION / RÉVISION - 2019 / 03 / 05</p>	



**SCHEDULE "K" – MILLENNIUM PARK DEVELOPMENT CHARGE**

**SCHEDULE "K" - RESIDENTIAL  
 DEVELOPMENT CHARGES  
 Millennium Park Area  
 Development Charge  
 per Dwelling Unit  
 Type of Residential Use**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Room \$/unit</b>
Parks Development	\$841	\$650	\$443	\$315	\$243



**SCHEDULE "L" – FLAG STATION ROAD DEVELOPMENT CHARGE****SCHEDULE "L" - RESIDENTIAL DEVELOPMENT CHARGES****Flag Station Road Development Charge per Dwelling Unit****Type of Residential Use**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Room \$/unit</b>
Roads and Related	\$3,879	\$3,000	\$2,045	\$1,454	\$1,123

**SCHEDULE "M" – PROVENCE AVENUE DEVELOPMENT CHARGE**

**SCHEDULE "M" - RESIDENTIAL DEVELOPMENT CHARGES**  
**Provence Avenue Development Charge per Dwelling Unit**  
**Type of Residential Use**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Room \$/unit</b>
Roads and Related & Sanitary Sewer	\$2,007	\$1,552	\$1,058	\$752	\$581

**SCHEDULE "N" – RICHMOND SANITARY SEWER DEVELOPMENT CHARGE**

**SCHEDULE "N" - RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

**Richmond Sanitary Sewer Service Area Development Charge per Dwelling Unit by Type of Residential Use and per Square Foot of Gross or Total Floor Area by Type of Non-Residential Use**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Room \$/unit</b>
Sanitary Sewer	\$10,214	\$7,233	\$5,862	\$4,167	\$3,219

<b>Service</b>	<b>Industrial Use (\$ per sq.ft.)</b>	<b>Non-Industrial Use (\$ per sq.ft.)</b>
Sanitary Sewer	\$3.24	\$8.24

**SCHEDULE "O" – MANOTICK WATER SUPPLY AND SANITARY SEWER  
DEVELOPMENT CHARGE**

**SCHEDULE "O" - RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT  
CHARGES**

**Manotick Water Supply and Sanitary Sewer Service Area Development Charge per Dwelling Unit by Type of Residential Use and per Square Foot of Gross or Total Floor Area by Type of Non-Residential Use**

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Room \$/unit</b>
Sanitary Sewer	\$6,887	\$4,877	\$3,953	\$2,810	\$2,171
Water	\$4,234	\$2,998	\$2,430	\$1,727	\$1,335
<b>Total</b>	<b>\$11,121</b>	<b>\$7,875</b>	<b>\$6,383</b>	<b>\$4,537</b>	<b>\$3,506</b>

<b>Service</b>	<b>Industrial Use (\$ per sq.ft.)</b>	<b>Non-Industrial Use (\$ per sq.ft.)</b>
Sanitary Sewer	\$3.84	\$9.44
Water	\$2.36	\$5.81
<b>Total</b>	<b>\$6.20</b>	<b>\$15.25</b>

**SCHEDULE "P" – RIVERSIDE SOUTH TRANSIT AREA-SPECIFIC DEVELOPMENT CHARGE**

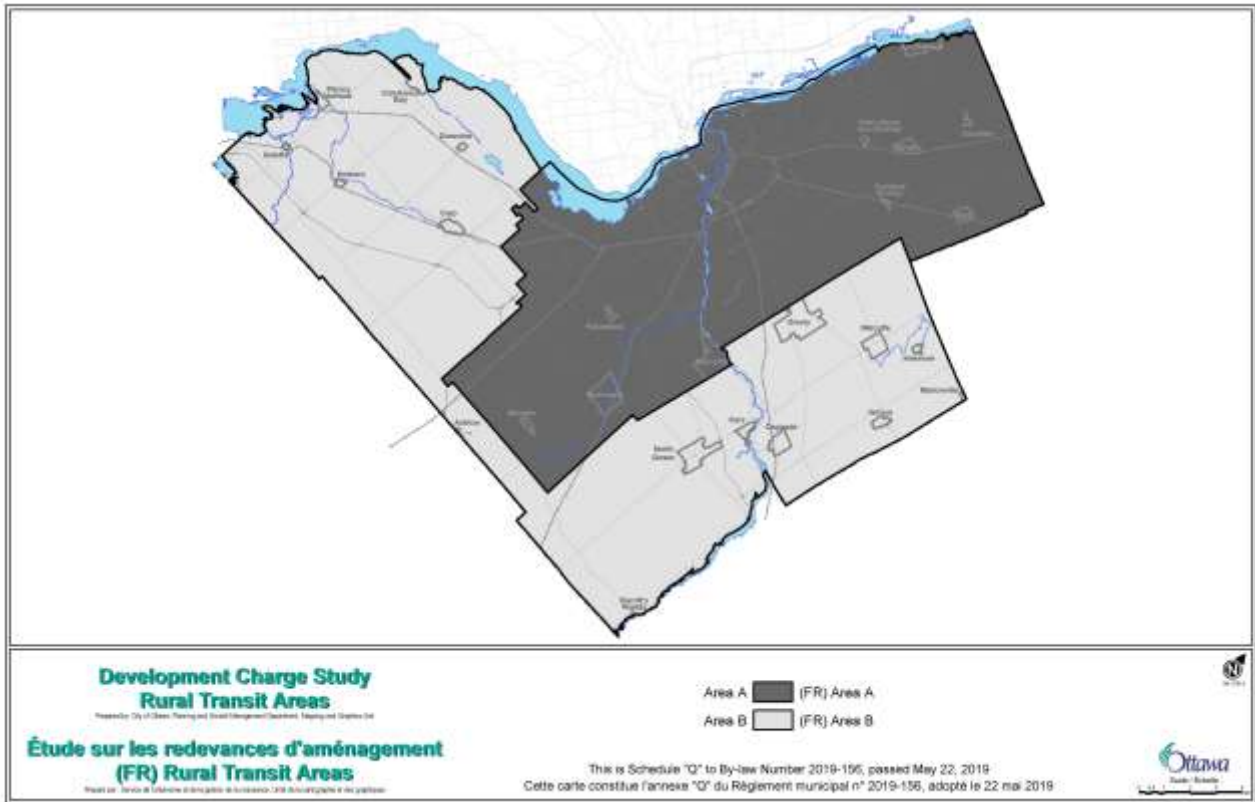
**SCHEDULE "P" - RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Riverside South Transit Service Area Development Charge per Dwelling Unit by Type of Residential Use and per Square Foot of Gross or Total Floor Area by Type of Non-Residential Use

<b>Service</b>	<b>Singles &amp; Semis \$/unit</b>	<b>Multiple, Row and Mobile Dwelling \$/unit</b>	<b>Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms) \$/unit</b>	<b>Apartment (less than 2 bedrooms) \$/unit</b>	<b>Dwelling Room \$/unit</b>
Transit	\$3,066	\$2,371	\$1,617	\$1,149	\$888

<b>Service</b>	<b>Industrial Use (\$ per sq.ft.)</b>	<b>Non-Industrial Use (\$ per sq.ft.)</b>
Transit	\$0.90	\$2.26

**SCHEDULE "Q" – RURAL TRANSIT AREAS**





BY-LAW NO. 2019 - 156

-0-

A by-law of the City of Ottawa for the imposition of development charges.

-0-

Enacted by City Council at its meeting of May 22, 2019.

-0-

LEGAL SERVICES

TCM/

COUNCIL AUTHORITY:  
City Council May 22, 2019  
Council Agenda Item 1  
(PC Report 70)