



City of
Peterborough

The Corporation of the City of Peterborough

By-Law Number 24-081

Being a By-law to establish City-wide development charges for the City of Peterborough

Whereas subsection 2(1) of the **Development Charges Act, 1997**, c. 27 (hereinafter called “the Act”), as amended, provides that the Council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies;

And whereas the Council of The Corporation of the City of Peterborough (“City of Peterborough”) has given Notice in accordance with Section 12 of the **Development Charges Act, 1997**, of its intention to pass a by-law under Section 2 of the said Act;

And whereas the Council of the City of Peterborough has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on October 7, 2024;

And whereas the Council of the City of Peterborough had before it a report entitled Development Charges Background Study dated September 6, 2024, (the “Study”) prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the City of Peterborough will increase the need for services as defined herein;

And whereas copies of the Study were made available on September 6, 2024 and copies of the proposed development charges by-law were made available on September 23, 2024 to the public in accordance with Section 12 of the Act;

And whereas by resolution adopted by Council of The Corporation of City of Peterborough on December 2, 2024 Council determined that the increase in the need for services attributable to the anticipated development as contemplated in the Study, including any capital costs, will be met by updating the capital budget and forecast for the City, where appropriate.

And whereas by Resolution adopted by Council on December 2, 2024, Council approved the Study and determined that no further public meetings were required under Section 12 of the Act;

And whereas by resolution adopted by Council of The Corporation of the City of Peterborough on December 2, 2024, Council determined that the future excess capacity identified in the Study, shall be paid for by the development charges contemplated in the said Study, or other similar charges;

And whereas the Council of the City of Peterborough has given consideration of 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 DCs, and has determined that for the services, and associated infrastructure proposed to be funded by DCs under this by-law, that it is fair and reasonable that the charges be calculated on a municipal-wide uniform basis;

And whereas the Study includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the development charge by-law and that such assets are considered to be financially sustainable over their full life cycle.

And whereas the Council of the City of Peterborough 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.

Now therefore, The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

Definitions

1. In this By-law,

“Act” means the **Development Charges Act**, 1997, S.O. 1997, c.27;

“agricultural use” means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit or for a commercial use, used or designed or intended for use for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, greenhouses, horticulture, market gardening, pasturage, poultry keeping, and equestrian facilities and excludes a Cannabis Production Facilities;

"apartment building" means a residential building or the residential portion of a mixed-use building consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade, but does not include a triplex, duplex, or townhouse. Notwithstanding the forgoing an “apartment building” includes a Stacked Townhouse;

“Board of Education” has the same meaning as specified in the **Education Act**, or any successor legislation;

"cannabis production facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;

“building floor area” means in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or pliable membrane in the case of an air supported structure, or from the centre line of a common wall separating a non-residential and a residential use, and, for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;

“City” means The Corporation of the City of Peterborough;

“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 or any development requiring any of the actions described in section 7 and

includes redevelopment such as the conversion of the use of a building or structure to another use.

“development charge” means a charge imposed pursuant to this By-law;

“duplex” means a building comprising, by horizontal division, two dwelling units on one parcel of land;

“dwelling unit” means one or more rooms used, designed, or intended to be used by one person or persons living together, in which full or partial culinary facilities and sanitary facilities are provided for the exclusive use of such person or persons;

"grade" means the average level of finished ground adjoining a building at all exterior walls;

"existing industrial building" means a building used for or in connection with:

- (a) manufacturing, producing, processing, storing, or distributing something;
- (b) research or development in connection with manufacturing, producing, or processing something;
- (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place; or
- (d) office or administrative purposes if they are:
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing or something, and in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;

“gross floor area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior and has the same meaning as that which is contained in O. Reg. 82/98 made under the Act;

“group home” means a Dwelling Unit housing three (3) to ten (10) persons, exclusive of staff, who, by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who live under responsible supervision, with the group home licensed or approved for funding under Provincial statutes;

"hospital" means land, buildings or structures used, or designed or intended for use as defined in the Public Hospitals Act, R.S.O. 1990, c.P.40 as amended;

“institutional uses” means lands, building or structures used or designed or intended for use by a non-profit organized body, society or religious group for promoting a public and non-profit purpose, and would include a hospice and office uses where such uses are accessory to an institutional use;

“institutional development” for the purposes of determining when a development charge is payable, has the same meaning as that which is contained in O.Reg. 82/98 made under the Act, means development of a building or structure intended for use,

- (a) as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Act, 2021;
- (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- (c) by any of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - (ii) a college or university federated or affiliated with a university described in subclause (i), or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care.

“local board” means a local board as defined in the **Development Charges Act, 1997**;

“mixed-use” means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;

"non-residential" means designed, adapted, or used for any purpose other than a dwelling unit or dwelling units, or accessory uses or spaces to a dwelling or dwellings; and includes commercial, industrial, and institutional uses including a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Act, 2021 and excludes an agricultural use;

“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**, as amended, or any successor legislation;

“plex” means a duplex, a semi-detached duplex, a triplex or a semi-detached triplex;

"Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;

“rental housing development" means development of a building or structure with four or more Dwelling Units all of which are intended for use as rented residential premises;

“Residential A building” means a building, or portion thereof containing one or two dwelling units;

“Residential B building” means a building, or portion thereof containing more than two dwelling units, other than a Residential C building;

“Residential C building” means an apartment building;

"residential use" means lands, buildings or structures used, or designed or intended for use as a home or residence of one or more individuals, and shall include, but is not limited to, a single detached dwelling, a semi-detached dwelling, a townhouse, a plex, a stacked townhouse, an apartment building, a group home, a rooming/lodging house, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;

"retirement residence" means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, full or less than full culinary facilities and a separate entrance from a common hall or public corridor;

"retirement residence unit" means a unit within a retirement residence;

"semi-detached building" means a building on two parcels of land, divided vertically (above or below ground) along the common lot line of the two parcels and comprising at least 1 dwelling unit and not more than 3 dwelling units on each parcel;

"services" means services designated in this By-law including Schedule A to this By-law or in an agreement under section 44 of the Act, or both;

"single detached dwelling" means a residential building which contains only a single dwelling unit, and which is not attached to other buildings;

"stacked townhouse" means a building, other than a plex, townhouse or apartment building, containing at least three (3) dwelling units, being separated from the other vertically and/or horizontally, each dwelling unit having an entrance to grade or where the entrance is shared with no more than two (2) other units at grade.

"temporary building or structure" means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months;

"townhouse or rowhouse" means a building, other than a plex, stacked townhouse or apartment building, containing at least three (3) dwelling units, each dwelling unit separated vertically from the other by a party wall and each dwelling unit having a separate entrance to grade;

"triplex" means a building comprising 3 dwelling units.

Rules

2. For the purpose of complying with section 6 of the Act:
 - (a) the area to which this By-law applies shall be the area described in section 3 of this By-law;
 - (b) the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in sections 4 through 18, inclusive, of this By-law;
 - (c) the exemptions provided for by such rules shall be the exemptions set forth in sections 19 through 21, inclusive of this By-law, the indexing of charges shall be in accordance with section 16 of this By-law and the phasing in of charges shall be in accordance with subsection 17 of this By-law; and

- (d) the redevelopment of land shall be in accordance with the rules set forth in section 22 of this By-law.

Lands Affected

- 3. (a) This By-law applies to all lands in the geographic area of the City.
- (b) This By-law shall not apply to lands, which are owned by, or used for the purposes of:
 - (i) the City or a local board thereof;
 - (ii) a board of education.
- (c) The development of land within the City may be subject to one or more development charges by-laws of the City.

Designation of Services

- 4. It is hereby declared by Council that all development of land within the City will increase the need for services.
- 5. The development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by an individual development.
- 6. Development charges shall be imposed for the following categories of services listed in Schedule A to pay for the increased capital costs required because of increased needs for services arising from development.

Approvals for Development

- 7. Development charges shall be imposed against all lands, buildings, or structures within the area to which this By-law applies if the development of such lands, buildings or structures requires any of the following approvals:
 - (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 section 50 of the **Condominium Act**;
or
 - (g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.
- 8. No more than one development charge for each service designated in section 6 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in section 7 are required before the lands, buildings or structure can be developed.
- 9. Notwithstanding section 8, if two or more of the actions described in section 7

occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by such actions.

10. Where a development requires an approval described in section 7 after the issuance of a building permit and no development charge has been paid, then the development charge shall be paid prior to the granting of the approval required under section 7.
11. If a development does not require a building permit but does require one or more of the approvals described in section 7, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such approval.
12. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under sections 51 or 53 of the **Planning Act**, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as Council may require, or that the owner pay for local connections to storm drainage facilities installed at the owner's expense, or administrative, processing, or inspection fees.

Calculation of Development Charges

13. The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
 - (a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units; or
 - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the building floor area of such development.

Amount of Charge - Residential

14. The development charges described in Schedule B to this By-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential component of the mixed-use building or structure, according to the type of residential use.

Amount of Charge - Non-Residential

15. The development charges described in Schedule C to this By-law shall be imposed on non-residential uses of lands, buildings or structures and, in the case of a mixed-use building or structure, on the non-residential components of the mixed-use building or structure, and calculated with respect to each of the services according to the building floor area of the non-residential use.

Indexing of Development Charges

16.
 - (a) The development charges set out in Schedules B and C hereto shall be adjusted annually by the City Treasurer, on January 1 of each year, beginning on January 1, 2026.
 - (b) The adjustment to development charges on January 1, 2026, shall be based on the most recent two-year change in the Statistics Canada Quarterly, Construction Price Statistics.
 - (c) Starting January 1, 2027, and annually thereafter, adjustments shall be made in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics.

- (d) These adjustments shall be implemented without requiring an amendment to this By-law.

Phasing, Timing of Calculation and Payment

- 17. (a) Except as provided in subsection (b) hereof, the development charges set out in this By-law are payable, in full, subject to the exemptions and credits provided herein, from the effective date of this By-law.
- (b) Development charges in respect of industrial uses of lands, buildings or structures shall not be payable during the term of this By-law for only those lands identified in Schedule D.
- (c) Subject to section 22 (with respect to redevelopment) and subsection (d), the development charges 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.
- (d) Notwithstanding subsection (c), pursuant to section 27 of the Act, the City may enter into an agreement with a person required to pay a charge pursuant to this By-law, including the provision of security for the person's obligations under such agreement, providing for all or part of the development charge to be paid before or after it otherwise would be payable. The terms of such agreement shall then prevail over the provisions of this By-law.
- (e) Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
- (f) Despite subsection 17(a), a development charge in respect of any part of a development that consists of a type of development set out in subsection 26.1 (2) of the Act is payable in accordance with subsection 26.1 of the Act.

Payment by Services

- 18. The City may, in an agreement pursuant to Section 38 of the Act, permit an owner to provide services in lieu of the payment of all or any portion of a development charge. The City shall give the owner who performed the work a credit towards the development charge in accordance with the agreement, subject to the requirements of the Act.

Rules with Respect to Exemptions for Intensification of Existing Housing, Discounts for Rental Housing Developments and Industrial Enlargement Exemptions

- 19. (a) No development charge shall be imposed when an existing Dwelling Unit is enlarged.
- (b) Where required by sections 2(3), 2(3.1), 2(3.2) or 2(3.3) of the Act, no development charge shall be imposed for the intensification of existing rental residential buildings, or the creation of additional dwelling units in new or existing residential buildings.
- (c) Where required by section 26(1.1) of the Act, development charges payable for Rental Housing Developments, where all of the Dwelling Units are intended to be used as rented residential premises, shall be reduced based on the number of bedrooms in each Dwelling Unit as follows:
 - (i) 3 or more bedrooms – 25% reduction;

- (ii) 2 bedrooms – 20% reduction; and
 - (iii) All other quantities of bedrooms – 15% reduction
- (d) Exemption for industrial development enlargement
- (i) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section. 1997, c. 27, s. 4 (1).

Enlargement 50 per cent or less

- (ii) If the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero. 1997, c. 27, s. 4 (2).

Enlargement more than 50 per cent

- (iii) If the gross floor area 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:
 1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
 2. Divide the amount determined under paragraph 1 by the amount of the enlargement. 1997, c. 27, s. 4 (3).

Categories of Exempt Uses

20. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) buildings or structures used as hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40;
 - (b) a place of worship, or a cemetery or burial ground;
 - (c) buildings or structures owned by and used for the purposes of a college of applied arts and technology established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1990, c. M.19; and
 - (d) buildings or structures owned by and used for the purposes of a university established by an Act of the Legislative Assembly of Ontario;
 - (e) a non-residential agricultural buildings or structures that are owned by and are used for the purposes of a bona fide farming operation.
 - (f) affordable housing as defined by subsection 4.1 (1) of the Act;
 - (g) attainable housing as defined by subsection 4.1 (1) of the Act;
 - (h) non-profit housing as defined by subsection 4.2 (1) of the Act;
 - (i) lands, buildings or structures located within the Downtown Core Area Designation of the Central Area, as depicted on Schedule C of the Official Plan of the City;
 - (j) the redevelopment of any building or structure, which is located within the Central Area, as depicted on Schedule C of the Official Plan of the City, and which exists as of January 1, 2005;
 - (k) creating a minimum of fifteen apartment dwelling units, which are located within the Central Area as depicted in the Official Plan of the City;

- (l) mixed-used development located within the Central Area, as depicted in the Official Plan of the City, that contains a minimum of 15 apartment units and a minimum of 1,000 square metres of commercial building floor area will be exempt from the payment of development charges based on the following rules:
 - (i) The first 15 apartment units and the first 1,000 square metres of commercial building floor area will be exempt;
 - (ii) Each additional apartment unit, beyond the first 15 units will be eligible for exemption; and
 - (iii) Each additional 67 square metres of commercial building floor area beyond the initial 1,000 square metres must be matched with a residential unit to be eligible for exemption.
- (m) The provisions set out in section 20(i), 20(j), 20(k) and 20(l) shall expire on December 31, 2026.

Temporary Buildings or Structures

- 21. (a) Temporary buildings or structures shall be exempt from the provisions of this By-law.
- (b) In the event that a temporary building or structure continues to exist for a continuous period exceeding eight (8) months, it shall be deemed not to be nor ever to have been a temporary building or structure, and the development charges required to be paid under this By-law shall be calculated and payable on the date that the building or structure is deemed not to be temporary.
- (c) Prior to the City issuing a building permit for a temporary building or structure, the City may require an owner to enter into an agreement, including the provision of security for the owners obligation under the agreement, pursuant to section 27 of the Act, providing for all or part of the development charge required by this section to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

Rules with Respect to the Redevelopment of Land

- 22. (a) Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished and, in the case of demolition upon proof of issuance of a demolition permit for the land being provided, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished, or the non-residential building floor area being converted or demolished, by the development charge shown in Schedule B or C, on the date when the development charge is payable in accordance with this By-law.
- (b) A credit in respect of any demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the City for the development within five (5) years from the date the demolition permit was issued.

- (c) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.
- (d) The onus is on the applicant to produce evidence to the satisfaction of the City, acting reasonably, which establishes that the applicant is entitled to the reduction in the payment of development charges claimed under this section.

Interest

23. The City shall pay interest on a refund under subsection 18(3), 18(5), or 25(2) of the Act, shall be the Bank of Canada rate on the date this By-law comes into force updated on the first business day of every January, April, July and October.

Schedules

24. The following Schedules to this By-law form an integral part of this By-law.

Schedule A	= Designated Services
Schedule B	= City-Wide Services - Uniform Residential Development Charges
Schedule C	= City-Wide Services - Uniform Non-Residential Development Charges
Schedule D	= List of Industrial Lands

By-law Registration

25. A certified copy of this By-law may be registered in the Land Registry Office against title to any land to which this By-law applies.

Date By-law Effective

26. This By-law comes into force and effect on January 1, 2025.

Date By-law Expires

27. This By-law expires ten years after the date it becomes effective.

Repeal and Transition Provision

28. By-law No. 19-095, to establish development charges for the City of Peterborough (City-Wide Non-Discounted Services Charge) as amended by By-law 22-061, and By-law No. 19-096, to establish development charges for the City of Peterborough (City-Wide Discounted Services Charge) as amended by By-law 22-062, are hereby repealed effective on the date this By-law comes into force and effect. Notwithstanding the preceding sentence, By-law No. 19-095 and By-law No. 19-096, each as amended, will continue to be in force and effect to the extent only of development charges that became payable under it prior to their repeal and that remain unpaid as at their repeal.

Headings for Reference Only

29. 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

30. If, for any reason, any provision, section, subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, reenacted or amended, in whole or in part or dealt with in any other way.

By-law passed this 2nd day of December 2024.

Jeff Leal, Mayor

John Kennedy, City Clerk

SCHEDULE A
SERVICES

- (a) Development-Related Studies;
- (b) Library Services;
- (c) Fire Services;
- (d) Police Services;
- (e) Emergency Medical Services;
- (f) Recreation;
- (g) Parks;
- (h) Transit Services;
- (i) Waste Management;
- (j) Long-Term Care
- (k) Services Related to a Highway; and
- (l) Sewage Services.

SCHEDULE B

CITY-WIDE SERVICES UNIFORM RESIDENTIAL DEVELOPMENT CHARGES

Service	Charge by Unit Type			Percentage of Charge
	Residential A Singles & Semis	Residential B Other Multiples	Residential C Apartments	
Development-Related Studies	\$579	\$419	\$359	1%
Library Services	\$1,224	\$886	\$759	2%
Fire Services	\$1,397	\$1,011	\$866	2%
Police Services	\$661	\$478	\$410	1%
Emergency Medical Services	\$230	\$167	\$143	0%
Recreation	\$10,195	\$7,378	\$6,324	14%
Parks	\$3,369	\$2,438	\$2,090	5%
Transit Services	\$3,658	\$2,648	\$2,269	5%
Waste Management	\$271	\$196	\$168	0%
Long-Term Care	\$655	\$474	\$406	1%
Subtotal - General Services	\$22,239	\$16,095	\$13,794	31%
Services Related To A Highway	\$37,410	\$27,074	\$23,206	53%
Sewage Services	\$11,304	\$8,181	\$7,012	16%
Subtotal - Engineered Services	\$48,714	\$35,255	\$30,218	69%
TOTAL CHARGE PER UNIT	\$70,953	\$51,350	\$44,012	100%

SCHEDULE C

CITY-WIDE SERVICES UNIFORM NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Non-Residential Charge per Square Metre	Percentage of Charge
Development-Related Studies	\$2.86	1%
Library Services	\$0.00	0%
Fire Services	\$6.87	3%
Police Services	\$3.25	1%
Emergency Medical Services	\$1.13	0%
Recreation	\$0.00	0%
Parks	\$0.00	0%
Transit Services	\$18.14	7%
Waste Management	\$1.33	0%
Long-Term Care	\$0.00	0%
Subtotal - General Services	\$33.58	13%
Services Related To A Highway	\$180.57	67%
Sewage Services	\$54.46	20%
Subtotal - Engineered Services	\$235.03	87%
TOTAL CHARGE PER SQUARE METRE	\$268.61	100%

SCHEDULE D

LIST OF INDUSTRIAL LANDS

Municipal Address	Legal Description
1820 Fisher Drive	Part of Lots 7 and 8, Concession 10, Geographic Township of North Monaghan, now in the City of Peterborough, being designated as Parts 1 and 2 on 45R-16416