

THE CORPORATION OF THE MUNICIPALITY OF CENTRE HASTINGS

BY-LAW NUMBER 2026-XX

Being a By-law with respect to Development Charges for the Municipality of Centre Hastings.

WHEREAS Section 2(1) of the Development Charges Act, 1997, S.O. 1997, c. 27 (hereinafter called the Act) enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of land would increase the need for municipal services as designated in the by-law and the development requires one or more of the actions set out in Subsection 2(2) of the Act;

AND WHEREAS the Municipality of Centre Hastings will experience growth through development and re-development;

AND WHEREAS the Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Municipality or its existing taxpayers while at the same time ensuring that the new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS the Council has given Notice in accordance with Section 12 of the Development Charges Act, 1997 of its development charges proposal and held a public meeting on April 15th, 2026;

AND WHEREAS the Council has heard all persons who applied to be heard in objection to, or in support of, the development charges proposal at such public meeting and provided a subsequent period for written communications to be made;

AND WHEREAS by passing this by-law the Municipality of Centre Hastings has determined that no additional public meeting is required;

AND WHEREAS a copy of the Study was made available on March 20th, 2026 and copy of the proposed Development Charges by-law was also made available on April 1st, 2026 to the public in accordance with Section 12 of the Act;

AND WHEREAS the Council of the Municipality of Centre Hastings, had before it a report entitled Development Charges Background Study dated March 20th, 2026 prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the Municipality of Centre Hastings will increase the need for services as defined herein;

AND WHEREAS by passing this by-law Council intends to ensure that the increase in the need for services attributable to the anticipated development will be met;

AND WHEREAS Council by passing this by-law intends that the future excess capacity identified in the Development Charges Background Study, dated March 20th, 2026, shall be paid for by development charges or other similar charges;

AND WHEREAS Council of the Municipality of Centre Hastings on February 18th, 2026 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 Municipality of Centre Hastings, where appropriate;

AND WHEREAS the Council of the Municipality of Centre Hastings 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 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 the Study dated March 20th, 2026 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 Municipality of Centre Hastings adopted the applicable Development Charges Background Study, April 15th, 2026;

AND WHEREAS the Council, in adopting the Municipality of Centre Hastings Development Charges Background Report on April 15th, 2026, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided;

NOW THEREFORE the Council enacts as follows: In this By-law:

1. DEFINITIONS

- (1) "Act" means the Development Charges Act, S.O. 1997, c. 27;
- (2) "accessory use" means where used to describe a use, building or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use, building or structure;
- (3) "agricultural use" means the growing of crops, including nursery, biomass, and horticultural crops; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of operation requires additional employment;
- (4) "apartment dwelling unit" means any residential dwelling unit within a building containing more than two dwelling units where sharing a common hall or halls and common entry and are connected by an interior corridor;
- (5) "bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (6) "benefitting area" means an area defined by a map, plan, or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- (7) "capital costs" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement,
 - (a) to acquire land or an interest in land,
 - (b) to improve land,
 - (c) to acquire, construct or improve buildings and structures,
 - (d) to acquire, construct or improve facilities including:
 - (i) rolling stock, furniture, and equipment with an estimated useful life of seven years or more;
 - (ii) materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, 1990 c.P.44;
 - (iii) furniture and equipment, other than computer equipment;

- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d), as required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a), (b), (c) and (d) that are growth-related;
- (8) "Council" means the Council of the Municipality of Centre Hastings;
- (9) "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 of or usability thereof, and includes redevelopment;
- (10) "development charge" means a charge imposed with respect to growth-related net capital costs against land in the municipality under this by-law;
- (11) "duplex dwelling unit" means the whole of a dwelling house that is divided horizontally into two separate dwelling units each of which has an independent entrance either directly from the outside or through a public corridor;
- (12) "dwelling unit" means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;
- (13) "existing" means the number, use and size that existed as of the date of passage of this by-law;
- (14) "farm building" means that part of a bona fide farming operation such as barns, silos or other ancillary development to an agricultural use, but excluding a residential use;
- (15) "front-end payment" means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this by-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed;
- (16) "front-ending agreement" means an agreement that:
 - (a) applies with respect to work that relates to the provision of services for which there will be an increased need as a result of development and that will benefit an area of the municipality, defined in the agreement, to which the development charge by-law applies;
 - (b) provides for the costs of the work to be borne by one or more of the parties to the agreement; and
 - (c) provides for persons who, in the future, develop land within the area defined in the agreement to pay an amount to reimburse some part of the costs of the work.
- (17) "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (18) "gross floor area" means the total floor area measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls (O. Reg. 82/98, s.1(1));
- (19) "growth-related net capital cost" means that portion of the net capital cost of services that is reasonably attributable to the need for such net capital cost that results or will result from new development in all or a defined part of the Municipality;

- (20) "institutional development" means development of a building or structure intended for use:
- (a) As a long-term care home with the meaning of subsection 2(1) of the *Long-Term Care Homes Act, 2007*;
 - (b) A retirement home with 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. O. Reg. 454/19, s. 3 (1).
- (21) "local board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioner or police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Municipality of Centre Hastings or any part or parts thereof;
- (22) "local services" means those Services or facilities which are under the jurisdiction of the Municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (23) "long-term care home" as defined in subsection (19) (a);
- (24) "mixed-use development" means a use, building or structure with portions which are to be used for residential development or use and other portions for non-residential development or use;
- (25) "municipality" means the Municipality of Centre Hastings;
- (26) "multiple dwelling unit" means all dwellings other than single detached dwellings, semi-detached dwellings and apartment dwellings;
- (27) "net capital cost" means the capital cost less capital grants, subsidies and other contributions made to the Municipality or that the Council of the Municipality anticipates will be made, including conveyances or payments under sections 41, 51 and 53 of the *Planning Act, 1998* in respect of the capital cost;
- (28) "non-residential use" means land, buildings or structures or portions thereof used, designed, or intended to be used for a purpose other than for residential use but not agricultural uses;
- (29) "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;

- (30) "Planning Act" means the Planning Act, 1990, c. P. 13, as amended, or any successor thereto;
- (31) "place of worship" means land, buildings or structures dedicated to religious worship and includes a church, synagogue or assembly hall and may include such accessory uses as nursery school, a school of religious education, convent, monastery, or parish hall;
- (32) "rate" means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;
- (33) "regulation" means O.Reg. 82/98 as of February 20, 1998, or any pursuant amendments made to the Act, including Regulations;
- (34) "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;
- (35) "residential use" means land or buildings or structure of any kind whatsoever used, designed, or intended to be used as living accommodations, for one or more individuals;
- (36) "semi-detached dwelling unit" means a building divided vertically into two dwelling units;
- (37) "services" (or "service") means those services designated in Schedules "A" to this by-law or specified in an agreement made under Section 44 of the Act;
- (38) "services in lieu" means those services specified in an agreement made under Section 9 of this by-law;
- (39) "service standards" means the prescribed level of services on which the schedule of charges in Schedule "B" are based;
- (40) "servicing agreement" means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified lands within the Municipality;
- (41) "single-detached dwelling unit" and "single detached" means a residential building consisting of one dwelling unit and not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this by-law

2. SCHEDULE OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedules "B" and "C" which relate to the services designated as set out in Schedule "A".
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
 - (a) in the case of residential development or redevelopment, or a residential portion of a mixed-use development or redevelopment, the sum of the product of the number of Dwelling Units of each type multiplied by the corresponding total amount for such dwelling Unit type, as set out in Schedule "B".
 - (b) in the case of non-residential development or redevelopment, or a non-residential portion of a mixed-use development or redevelopment, the Development Charge shall be the Gross Floor Area of such area multiplied by the corresponding total dollar amount per square foot of Gross Floor Area, as set out in Schedule "C".
- (3) Council hereby determines that the development of land, buildings or structures for residential and non-residential uses will require the provision, enlargement, expansion or improvement of the services referenced in Schedule "A".

- (4) Notwithstanding subsection (2), the Development Charges for Water and Wastewater services shall only be applied to lands within the urban area where water and wastewater services are available. Development that will not be serviced by Water and Wastewater infrastructure will pay the Municipality-wide rural charges as identified in Schedules “B” and “C” of this by-law.

3. APPLICABLE LANDS

- (1) Subject to Subsections (2), (3), (4), and (5), this by-law applies to all lands in the Municipality of Centre Hastings whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1980, c.A.31.
- (2) This by-law shall not apply to land, buildings or structures that are owned by and used for the purposes of:
- (a) a board of education exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;
 - (b) the Municipality of Centre Hastings or any local board or commission thereof, exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;
 - (c) a place of worship and land used in connection therewith, and a churchyard, cemetery, and burial ground exempt from taxation under Section 3 of the Assessment Act R.S.O. 1990, c.A.31, as amended;
 - (d) the development of a non-residential farm building used for bona fide agricultural purposes;
 - (e) Long-term care home development as defined by subsection 4.4 (1) of the Act;
 - (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 4.1 (1) of the Act;
 - (i) public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended; and
 - (j) Institutional development.
- (3) 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:
- (a) 3 or more bedrooms – 25% reduction;
 - (b) 2 bedrooms – 20% reduction; and
 - (c) all other quantities of bedrooms – 15% reduction.
- (4) This by-law shall not apply to that category of exempt development described in Subsection 2(3) of the Development Charges Act, 1997, c 27 and Section 2 of O.Reg.82/98.
- (5) That where a conflict exists between the provisions of the new by-law and any other agreement between the Municipality and the owner, with respect to land to be charged under this policy, the provisions of such agreement prevail to the extent of the conflict.

4. APPLICATION OF DEVELOPMENT CHARGES

- (1) Subject to Subsection (2), development charges shall apply to, and shall be calculated and collected in accordance with, the provisions of this by-law on land to be developed for residential where:
 - (a) the development of that land will increase the need for services, and
 - (b) the development requires:
 - (i) the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act*;
 - (iv) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
 - (v) a consent under Section 53 of the *Planning Act*;
 - (vi) the approval of a description under Section 50 of the *Condominium Act*; or
 - (vii) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of:
 - (a) local services installed at the expense of the owner within a plan of subdivision or within the area to which the plan relates as a condition of approval under Section 51 of the Planning Act, 1990;
 - (b) local services installed at the expense of the owner as a condition of approval under Section 53 of the Planning Act, 1990;

5. EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

- (1) Notwithstanding Section 4 above, this bylaw does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the effect only,
 - (a) of permitting the enlargement of an existing dwelling unit; or
 - (b) of creating additional dwelling units in existing rental residential buildings, existing houses, or new residential buildings pursuant to subsections 2 (3.1), 2 (3.2) and 2 (3.3) of the Act.

6. EXISTING INDUSTRIAL USES EXPANSION EXEMPTION

- (2) Where the expansion of an existing industrial use or buildings is proposed, the amount of development charges payable shall be zero if the total expansion of gross floor area does not exceed 50% of the floor area as it existed as of the effective date of this by-law. With the following conditions:
 - (a) Where both the enlargement and existing industrial building are constructed on lands owned by the same beneficial owner; and
 - (b) Shall only apply to the enlargement or enlargements of the existing industrial buildings to a maximum of the aggregate of fifty percent of the gross floor area of the existing industrial buildings while this by-law remains in force.

7. EXISTING AGREEMENTS

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

8. MULTIPLE CHARGES

- (1) Where two or more of the actions described in Section 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.

9. SERVICES IN LIEU

- (1) Council may authorize an owner to substitute the whole or such part of the development charge applicable to the owner's development as may be specified in an agreement by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu provided such credit shall not exceed the total development charge payable by an owner to the municipality.
- (2) In any agreement under Subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.

10. TIMING OF CALCULATION AND PAYMENT

- (1) Development charges shall be calculated and payable in accordance with Section 26, Section 26.1, and section 26.2 of the Act.
- (2) Where Section 26.1 and Section 26.2 of the Act do not apply, the total amount of development charges shall be calculated and be payable pursuant to this Bylaw as of the date the first building permit is issued.
- (3) Development charges set out in Schedules "B" and "C" shall be calculated and payable in full in cash, by certified cheque, or by provision of services as may be agreed upon in writing by the municipality, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise agreed upon with the municipality.
- (4) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charges has been paid in full
- (5) Notwithstanding subsections 10 (3) and (4), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.

11. INTEREST PAYMENTS

- (1) Where Section 26.2 (1) (a) or (b) of the Act applies, the Municipality may charge interest on the development charge from the date of the application referred to in the applicable clause to the date the development charge is payable under Section 26.2 (3) of the Act.
- (2) The Municipality may determine, by Council resolution or policy external to this by-law, interest rates in relation to subsections (1) of this Bylaw but will not exceed the maximum permissible rate outlined in the DCA.

12. FRONT-END AGREEMENTS

- (1) Council may enter into a front-ending agreement with any or all owners within a benefitting area pursuant to Section 27 of the Development Charges Act, 1997, providing for the payment by the owner or owners of a front-end payment or for the installation of services by the owners or any combination of front-end payments and installation of services, which may be in addition to the required development charge.

- (2) Front-end payments made by benefitting owners under a front- ending agreement relating to the provision of services for which a development charge is payable shall be credited with an amount equal to the reasonable cost to the owner of providing the services, against the development charges otherwise payable under Schedules "B" and "C" of this by-law.
- (3) No credit given pursuant to Subsection 10(1) shall exceed the total development charge payable by the owner for the applicable service component or the standard of service outlined in Schedules "B" and "C" and referenced in Section 7.
- (4) The front-end payment required to be made by the benefitting owner under a front-ending agreement may be adjusted annually.

13. DEVELOPMENT CHARGE CREDITS

- (1) In the case of the demolition of all or part of a residential or non-residential building or structure:
 - (a) a credit shall be allowed, provided that the land was improved by occupied structures within the five years prior to the issuance of the building permit, and the building permit has been issued for the Development or redevelopment within five years from the date the demolition permit has been issued; and
 - (b) if a Development or redevelopment involves the demolition of and replacement of a building or structure, a credit shall be allowed equivalent to:
 - (i) the number of Dwelling Units demolished multiplied by the applicable residential Development Charge in place at the time the Development Charge is payable, and/or
 - (ii) the Gross Floor Area of the building demolished multiplied by the current non-residential Development Charge in place at the time the Development Charge is payable.
- (2) If a Development or redevelopment involves the conversion from one principle use to another, a credit shall be allowed equivalent to:
 - (a) the number of Dwelling Units converted multiplied by the applicable residential Development Charge in place at the time the Development Charge is payable, and/or
 - (b) the Gross Floor Area of the building converted multiplied by the current non-residential Development Charge in place at the time the Development Charge is payable.
- (3) A credit can, in no case, exceed the amount of the Development Charge that would otherwise be payable.

14. BY-LAW REGISTRATION

- (1) A certified copy of this by-law may be registered on title to any land to which this by-law applies.

15. RESERVE FUND(S)

- (1) Monies received from payment of development charges shall be maintained in a separate reserve fund or funds and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.
- (2) Council directs the Municipal Treasurer to divide the reserve funds(s) created hereunder into the separate sub-accounts in accordance with the service categories set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.

- (3) Where any unpaid development charges are collected as taxes under Subsection (2) the monies so collected shall be credited to the development charge reserve fund or funds referred to in Subsection (1).

16. BY-LAW AMENDMENT OR REPEAL

- (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under Subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid. Refunds that are required to be paid under Subsection (1) shall be paid with interest to be calculated as follows:
- (a) interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) the refund shall include the interest owed under this Section;
 - (c) interest shall be paid at the Bank of Canada rate in effect on the later of:
 - (i) the date of enactment of this by-law, or
 - (ii) the date of the last quarterly adjustment, in accordance with the provisions of Subsection (3).
- (3) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be adjusted on the next following business day to the rate established by the Bank of Canada on that day and shall be adjusted quarter-yearly thereafter in January, April, July and October to the rate established by the Bank of Canada on the day of adjustment.

17. DEVELOPMENT CHARGE SCHEDULE INCREASES AND INDEXING

- (1) The development charges referred to in Schedules "B" and "C" shall be adjusted annually, without amendment to this by-law, commencing January 1, 2027 and annually thereafter while this by-law is in force, in accordance with the most recent twelve month change in Statistics Canada Quarterly, *Construction Price Statistics*.

18. BY-LAW ADMINISTRATION

- (1) This by-law shall be administered by the Treasurer or designate.

19. SCHEDULES TO THE BY-LAW

- (1) The following schedules to this by-law form an integral part of this by-law:

Schedule "A" – Service Areas

Schedule "B" –Development Charges - Residential

Schedule "C" – Development Charges – Non-Residential

20. DATE BY-LAW EFFECTIVE

- (1) This by-law shall come into force and effect on the date of its enactment.
- (2) This by-law shall continue in force and effect for a term not to exceed ten years from the date of its enactment unless it is repealed at an earlier date.

21. SHORT TITLE

(1) This by-law may be cited as the Development Charges By-law.

Read a first and second time this 20th day of May 2026.

Read a third time and finally passed this 20th day of May 2026.

Tom Deline, Mayor

Typhany Choinard, CAO/Clerk

Schedule "A" of By-law 2026-XX

Service Areas

Services (Municipality-wide)

1. Library Services
2. Parks & Recreation
3. Fire Protection Services
4. Development Related Studies
5. Land Acquisition
6. Services Related to a Highway:

Services (Urban)

7. Water Services;
8. Wastewater Services

Municipality of Centre Hastings
BY-LAW 2026-XX
Schedule B – Residential Development Charges

Service	Charge By Unit Type		
	Single & Semi-Detached	Rows & Other Multiples	Apartments
Library Services	\$216	\$176	\$117
Parks & Recreation	\$926	\$755	\$504
Fire Protection Services	\$745	\$608	\$405
Development-Related Studies	\$849	\$693	\$462
Land Acquisition (Rural)	\$630	\$514	\$343
Services Related To A Highway	\$6,091	\$4,971	\$3,314
Stormwater Management	\$2,912	\$2,377	\$1,584
Subtotal Rural Services	\$12,369	\$10,094	\$6,729
Land Acquisition (Urban)	\$3,156	\$2,576	\$1,717
Water Services	\$3,488	\$2,847	\$1,898
Wastewater Services	\$8,026	\$6,551	\$4,367
Subtotal Urban Services	\$14,670	\$11,974	\$7,982
TOTAL URBAN RESIDENTIAL CHARGE BY UNIT TYPE	\$27,039	\$22,068	\$14,711

Municipality of Centre Hastings
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Schedule C - Non-Residential Development Charges

Service	Non-Residential Charge (\$/sq.m)
Library Services	\$0.00
Parks & Recreation	\$0.00
Fire Protection Services	\$5.50
Development-Related Studies	\$6.24
Land Acquisition (Rural)	\$4.65
Services Related To A Highway	\$45.03
Stormwater Management	\$21.53
Subtotal Rural Services	\$82.95
Land Acquisition (Urban)	\$23.74
Water Services	\$26.17
Wastewater Services	\$60.27
Subtotal Urban Services	\$110.18
TOTAL NON-RESIDENTIAL URBAN CHARGE PER SQ.M.	\$193.13