

City of Belleville

Report No: ENG-2024-02

Meeting Date: February 26, 2024



To: Mayor and Members of Council
Department: Engineering & Development Services
Staff Contact: Deanna O'Leary, Manager of Engineering

**Subject: Motion 11.1 from February 12, 2024 Council Meeting
Connection Charge Bylaw 2019-183**

Recommendation:

THAT a review of Connection Charge Bylaw 2019-183 occur with the upcoming Development Charge Update Background Study; and

The City defers the option to issue Notice that Private Service Connections are required in accordance with the provisions of Connection Charge By-law 2019-183 until after the review of By-Law 2019-183 occurs as part of the Development Charge Update Background Study.

Strategic Plan Alignment:

Infrastructure: Develop asset management strategies and programs to resolve delivery shortfalls and protect our investment in existing infrastructure

Background:

Key Facts

- Municipal sewage services and municipal water services are the preferred form of servicing for lands within the urban boundary per Ontario's Provincial Policy Statement and City of Belleville's Official Plan.
- City of Belleville sits on heavily fractured limestone which makes private wells utilizing the bedrock aquifer prone to low water levels during drought periods and highly susceptible to contamination. A failed private septic system can contaminate local water resources including drinking water sources and the water quality of watercourses.
- Municipal drinking water systems operate under the Safe Drinking Water Act to ensure access to safe, high quality, reliable drinking water. Municipal wastewater systems must

ensure proper collection, treatment and disposal of sewage wastewater to protect the natural environment and public health.

- There are pre-existing constructed residences and developed non-residential properties within Belleville's Urban Service Area that are currently on private wells and septic systems. According to Municipal Property Assessment Corporation (MPAC) data, there are approximately 664 properties within the urban boundary on private or shared wells and 569 properties on private septic systems.
- As new municipal water and wastewater infrastructure is extended into previously unserved locations within the Urban Service Area, the City has the option under By-Law 2019-183 to issue Notice to the Owner of each and every lot serviced by Water and Sanitary Sewer Works advising that Connection Charges are payable, and that Private Service Connections are required.
- This staff report ENG-2024-02 outlines additional information and presents Options for revisions to By-Law 2019-183 to be considered with Motion 11.1 from the February 12, 2024 Council Meeting.

Motion 11.1 from February 12, 2024 Council Meeting

Motion 11.1 was brought forward at the February 12, 2024 Council Meeting and stated:

"That By-Law 2019-183, being a by-law to impose water and sanitary sewer connection charges to recover the capital cost of installing water and / or sanitary sewer works in the urban service area, be amended by amending the "Connection Charges Imposed" section to read that the owner of a pre-existing constructed residence shall have an indeterminate period of time from the date of the Notice to construct and install at the Owner's sole expense a Private Service Connection(s) to connect to the Water Works and / or Sanitary Sewer works; and

That the wording "shall become mandatory" be removed as it pertains to pre-existing constructed residences; and

That a provision be added which requires any new construction on an existing lot shall require an immediate connection to Water Works and / or Sanitary Sewer works."

Motion 11.1 was referred to staff for a report to be brought forward at the February 26, 2024 meeting of Council with additional information.

Municipal Water and Sanitary Sewer Works

As the urban area within the City of Belleville continues to develop, new municipal water and wastewater infrastructure has been extended into previously un-served locations throughout the City. There are existing properties in these un-served areas that are currently on private wells and septic systems. The extension of watermains and sanitary sewers into these previously un-served areas makes municipal water and sanitary services available to these properties for connection.

Ontario's Provincial Policy Statement states "Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas

with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.”

Section 5 of the City's Official Plan discusses Servicing Policies and Utilities and that “municipal sewage services and municipal water services are the preferred form of servicing for lands within the urban boundary”.

Human Health and Safety and Environmental Protection

The City of Belleville is located within a unique smaller geological area that is defined as heavily fractured limestone. Quinte Conservation’s Quinte Regional Groundwater Study, 2004, identified that the heavily fractured limestone in Belleville is highly susceptible to contamination. Further, the report states that since the bedrock aquifer is sensitive to precipitation events, water levels are prone to drop during periods of drought.

Municipal drinking water systems operate under the Safe Drinking Water Act which provides a consistent set of provincewide standards and rules to help ensure access to safe, high quality, reliable drinking water. Property owners who rely on private wells are responsible for the safety of their drinking water. Hastings Prince Edward Public Health recommends property owners undertake bacteriological testing of wells at least seasonally and any time a weather event occurs, such as flooding, drought, or spring run-off.

Municipal wastewater systems must ensure proper collection, treatment and disposal of sewage wastewater to protect the natural environment and public health. Property owners with private septic systems are responsible for their proper operation to protect the environment and their health. Regular and annual maintenance of private septic systems is critical in the protection of groundwater and surface water resources. A failed system can contaminate local water resources including drinking water sources and the water quality of watercourses.

Maintenance and Operation

New municipal water mains and sanitary sewers are sized to permit connection of all properties to be serviced by the infrastructure. If properties do not connect, flows within the pipes remain lower than design flows for a prolonged period. In watermains, low flows and stagnation can lead to inadequate levels of disinfectant. In sanitary sewers, low flows and stagnation can lead to pipe blockages and odour issues. Watermains and sanitary sewers with low flows may require increased monitoring and frequent flushing to ensure the municipal infrastructure is functioning properly.

By-Law 2019-183 - City-Wide Connection Charges

In 2019, the City of Belleville passed By-law 2019-183 being a by-law to impose water and sanitary sewer connection charges to recover the capital cost of installing water and/or sanitary sewer works in the urban service area. City-wide connection charges were established for residential and non-residential properties (subject to annual indexing). As part of this process, extensive review of the by-law through the City’s Solicitors occurred to ensure that it was in alignment with legislation.

Under By-law 2019-183, upon completion of a water or sewer works construction project, the City may issue Notice that Connection Charges are payable, and that Private Service Connections are required in accordance with the provisions of the By-law.

As part of municipal service extensions, the City typically installs one water service and one sanitary service pipe to each property. These service pipes are installed within the road right-of-way from the main to the property line and capped.

If the City chooses to issue Notice, the connection process under the By-Law is:

1. Payment of Connection Charges (Public Lands)

Under the Connection Charge By-Law, once a construction project is complete, a formal notice may be sent from the City to each property owner outlining the charges applicable to their property and payment term options.

Each property owner has the option of paying the Connection Charges in full or in equal annual installments over a ten (10) year period. If payment is to be in equal annual installments, the payment will be added to the property owner’s tax bill and interest charged at the City’s normal interest rate. The entire amount can be paid off at any time.

2. Private Service Connections (Private Lands)

Property owners are responsible to complete the physical service connections on their private property and must hire a private Contractor to bring the services from the road right-of-way to buildings on their property under a Building Permit. The full cost of the water and/or sewer service pipe from the road right-of-way (property line) to the building is paid by the property owner. Under the Connection Charge By-Law, property owners must connect to the new watermain and/or sanitary sewer within ten (10) years of being notified the system is ready for connection.

For all water and sewer work on private property, the Ontario Building Code is applicable and it is necessary to obtain a Building Permit from the City prior to installing any pipes or connecting to the services at the property line.

City Building and Environmental Services inspectors inspect the service installations from the road right-of-way into the building(s). Note existing septic systems must be decommissioned upon connection to municipal sanitary sewers under the Ontario Building Code. Also under the by-law, the existing well water system must be disconnected from the building(s) on the Lot.

2024 Connection Charges

Under the Connection Charge By-Law 2019-183, the 2024 Connection Charges for property owners to pay before connecting to municipal services are:

Service	2024 Connection Charge	
	<u>Residential</u> (per Single Detached Unit)	<u>Non-Residential</u> (per ft ² of Gross Floor Area)

Water	\$5,416.89	\$1.48
Wastewater	\$6,675.21	\$0.99
Total	\$12,092.10	\$2.47

Connection Charges are indexed annually on January 1 through the use of the Statistics Canada Quarterly, "Construction Price Statistics" (similar to DC's).

Financial/Analysis:

Municipal Service Extensions

To date, new municipal watermain and sanitary sewer extensions into previously un-serviced areas within the urban service area have been prioritized as follows:

1. Property owners have submitted a request under the City's Policy Respecting Request For The Extension of Municipal Water and Wastewater Services. Requests are typically in the form of a petition from multiple property owners under "Schedule A project, Orderly Extension Within the existing Urban Service Area".
2. Extensions to support intensification and redevelopment.

Motion 11.1 from February 12, 2024 Council Meeting

As requested, further information is presented for Council's consideration regarding Motion 11.1:

- Under By-Law 2019-183, the City has the option to issue Notice to the Owner of each and every lot serviced by Water and Sanitary Sewer Works advising that Connection Charges are payable, and that Private Service Connections are required.
- There are pre-existing constructed residences and developed non-residential properties within the Urban Service Area that are currently on private wells and septic systems. According to Municipal Property Assessment Corporation (MPAC) data, there are approximately 664 properties within the urban boundary on private or shared wells and 569 properties on private septic.
- It is recommended that the City exercise the option to issue Notice under By-Law 2019-183 for an Orderly Extension Within the existing Urban Service Area under the City's Policy Respecting Request for The Extension of Municipal Water and Wastewater Services.
In this case, property owners have typically submitted a petition requesting extension of municipal services. This was the case for the Holmes Road sanitary sewer extension. A Notice under By-law 2019-183 was issued in 2021 to property owners of pre-existing constructed residences. Since 2021, all 15 of the 15 properties on Holmes Road have paid or are paying the Connection Charge and 12 of the 15 have completed the private service connections on private property. (Holmes Road was previously serviced by municipal water.)
- The City may choose not to exercise the option to issue Notice under By-Law 2019-182 for municipal service extensions completed to support intensification and redevelopment.

In this case, property owners of pre-existing constructed residences and developed non-residential properties can voluntarily pay Connection Charges and connect to services at a time of their choosing. The process for obtaining a service connection where a Notice has not been issued is included under Clause 18 of the By-Law.

- If a vacant property is to be developed or an existing property is to be redeveloped, Development Charges would be applicable. Per the City's Development Charge By-Law (By-law 2021-201 and By-law 2020-16), this includes "the redevelopment, expansion, extension, or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensity the use of land." Development Charges are comprised of charges for city-wide services (e.g. roads, fire, police, parks, libraries) as well as charges for water and wastewater services in the urban serviced area only.

Options to Proceed

Option 1 - Maintain By-Law 2019-183

- Issue Notice under By-Law 2019-183 for Orderly Extensions within the existing Urban Service Area under the City's Policy Respecting Request for The Extension of Municipal Water and Wastewater Services.
- The City may or may not issue Notice under By-Law 2019-182 for municipal service extensions completed to support intensification and redevelopment.

Option 2 - Amend By-Law 2019-183 per Motion 11.1

- City Solicitor to review the definitions and provisions of By-Law 2019-183 to recommend required revisions suggested in Motion 11.1.
- The Motion, as written, would have Notices issued under By-Law 2019-183 for pre-existing buildings on non-residential properties to pay Connection Charges and connect to municipal services. Pre-existing residences would be issued Notices that Connection Charges are payable but would have indeterminate period of time to complete Private Service Connection(s).

Option 3 - Amend By-Law 2019-183 – Increased Timeline for Private Connections

- City Solicitor to review the definitions and provisions of By-Law 2019-183 to recommend required revisions to allow for an increased timeline for private service connections (service pipe installations on private lands) unless ownership of property changes.
- Both residential and non-residential properties would be issued Notices under By-Law 2019-183 that payment of connection charges (payment for service pipe installations on public lands) are due in full or in equal annual installments over a ten (10) year period.

Option 4 – Review of Connection Charges with Development Charge Update

- If the City does not require mandatory connections, the calculation of development charges would need to include a benefit to existing (BTE) deduction. Therefore, development charges will not cover the full costs of extending urban services and the shortfall would need to be paid by water/wastewater rates and/or the general tax levy.

- A larger review within the framework of the next Development Charge Update Background Study would review both development charges and connection charges. The review could include a financial analysis to ensure full cost recovery for service extensions (public lands). The review would determine the financial impacts and propose a financing strategy for increasing the timeline for payments of connection charges (public lands) and/or increasing the length of time for private connections (private lands).
- The Development Charge Update Background Study is proposed under the City's 2024 Operating Budget. With budget approval, work on the study will begin in 2024 and proceed into 2025. If additional funding is required to complete the Connection Charge review, it will be funded from the Engineering and Development Services 2024 Operating Budget or be brought forward in the 2025 Operating Budget.
- City Solicitor to review the definitions and provisions of By-Law 2019-183 to recommend required revisions from the review.

Conclusion:

It is recommended that a review of Connection Charge Bylaw 2019-183 occur with the upcoming Development Charge Update Background Study; and that the City defers the option to issue Notice under By-law 2019-183 that connections are mandatory until after the completion of this review.

Attachments:

[Attachment #1 - Connection Charge By-Law 2019-183](#)

Approved by:

Stephen Ashton, Director of Engineering

Perry DeCola, General Manager - Environmental Services

Brandon Ferguson, Director of Finance, Treasurer

Matt MacDonald, Director Corporate Services

Rod Bovay, Chief Administrative Officer

Status:

Approved - 21 Feb 2024

Approved - 21 Feb 2024

Approved - 21 Feb 2024

Approved - 22 Feb 2024

Approved - 22 Feb 2024

THE CORPORATION OF THE CITY OF BELLEVILLE

BY-LAW NO. 2019-183

BEING A BY-LAW TO IMPOSE WATER AND SANITARY SEWER CONNECTION CHARGES TO RECOVER THE CAPITAL COST OF INSTALLING WATER AND/OR SANITARY SEWER WORKS IN THE URBAN SERVICE AREA

WHEREAS the City of Belleville has determined it to be in the public interest to construct certain water and/or sanitary sewer works within portions of the Urban Service Area;

AND WHEREAS the Council is authorized by s. 391 of the *Municipal Act, 2001*, S.O. 2001, c.25 as amended, to impose fees or charges upon persons owning land who derive or will derive a benefit from the provision of municipal services such as the municipal construction of water and/or sanitary sewer works sufficient to pay all or such portion of the capital costs of the works as Council deems appropriate;

AND WHEREAS the lands to be benefited and charged with charges for the construction of municipal water and/or sanitary sewer works are lands within the Urban Service Area;

NOW THEREFORE, the Council of the City of Belleville enacts as follows:

Definitions

1. In this By-Law:
 - a. "benefit" means the benefit to an Owner of a Lot within the Urban Service Area of connecting to municipal Water Works and/or Sanitary Sewer Works installed adjacent to the Owner's Lot;
 - b. "Capital cost" means the cost of constructing Water Works and/or Sanitary Sewer Works, inclusive of all items of cost usually and properly chargeable to a capital account, and where applicable, the interest amounts payable on the debentures to be issued for such works;
 - c. "City" shall mean the Corporation of the City of Belleville;
 - d. "Connection Charge(s)" means the charge(s) imposed in accordance with the provisions of this By-Law for connecting to Water Works and/or Sanitary Sewer Works provided or done by or on behalf of the City;

- e. "Council" shall mean the Council of the Corporation of the City of Belleville;
- f. "Dwelling Unit" means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, sleeping and sanitary facilities;
- g. "Gross floor area" means the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, except for:
 - (a) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (b) loading facilities above or below grade; and
 - (c) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;
- h. "Lot" shall mean a parcel of land under distinct and separate ownership from adjoining lands and being separately assessed according to the most current assessment roll at the time the Connection Charge(s) is due and payable in accordance with the provisions of this By-Law;
- i. "Notice" means the notice issued by the City that Connection Charge(s) are payable, and that Private Service Connections are required in accordance with the provisions of this By-Law;
- j. "Owner" means the registered owner of a Lot;
- k. "Private Service Connection(s)" means and includes the services, pipes, fixtures, facilities, or things located on private property to be used for the purpose of supplying any Lot in the Urban Service Area with Water Works and/or Sanitary Sewer Works;
- l. "Sanitary Sewer Works" means any public works for the collection, transmission, treatment or disposal of sewage, or any part of any such works;
- m. "Single Detached Dwelling" means the whole of a building containing one Dwelling Unit only;
- n. "Urban Service Area" means that area within the City shown as "Urban Service Area" on Schedule "B" of this By-Law.

- o. "Water Works" means any public works for the collection, production, treatment, storage, supply, or distribution of water, or any part of such works;
- p. "Works" means the Water Works and/or Sanitary Sewer Works.

Connection Charges Imposed

2. Connection Charges calculated in accordance with the provisions of this By-Law are hereby authorized.
3. Upon completion of the construction of a Water Works and/or Sanitary Sewer Works project within the Urban Service Area, the Connection Charges authorized by and calculated in accordance with the provisions of this By-Law shall be established for each Lot serviced or capable of being serviced by the Water Works and/or Sanitary Sewer Works. The applicable Connection Charge(s) shall be payable as set out in the provisions of this By-Law.
4. When the City determines it is advisable to impose the applicable Connection Charges, the City shall issue a Notice to the Owner(s) of each and every Lot serviced or capable of being serviced by the Water Works and/or Sanitary Sewer Works advising that each such Owner shall have a period of up to ten (10) years from the date of the Notice to construct and install at the Owner's sole expense a Private Service Connection(s) to connect to the Water Works and/or Sanitary Sewer Works, failing which such connection(s) to the Water Works and/or Sanitary Sewer Works (as the case may be) shall become mandatory and in such event the provisions of Paragraphs 16 and 17 of this By-Law shall apply.
5. The Notice shall also provide that each such Owner shall pay the applicable Connection Charge(s) within ninety (90) days of the date of the Notice or select the option of paying the applicable Connection Charge(s) on an installment basis, as set out in Paragraph 12 of this By-Law.
6. Every Owner of a Lot who receives a Notice pursuant to this By-Law shall fully comply with such Notice and the requirements of this By-Law.
7. The Connection Charge(s) imposed by this By-Law are not development charges as defined in the *Development Charges Act*, 1997, c.27 and its regulations as implemented under By-Law No. 2016-18, as amended.
8. Every Connection Charge(s) imposed by this By-Law constitutes a debt of the Owner of the Lot to the City. The Treasurer of the City may add the Connection Charge(s) imposed by this By-Law to the tax roll for such Owner's Lot.

Calculation of Connection Charge(s)

9. Subject to the provisions of this By-Law, Connection Charge(s) against a Lot shall be imposed, calculated, and collected in accordance with the rates set out in Schedule "A" to this By-Law.
10. The Connection Charge(s) with respect to the use of any land, buildings or structures shall be calculated as follows:
 - a. In the case of a single detached dwelling, the amounts set out in Schedule "A", Table 1.
 - b. In the case of all other buildings or structures to be connected to the Waterworks and/or Sanitary Sewer Works, the Connection Charge(s) shall be calculated as the product of the gross floor area of such building or structure multiplied by the corresponding total amount for such gross floor area, as set out in Schedule "A", Table 2.
11. The City shall estimate the gross floor area based on information available to it including but not limited to MPAC assessment data and building files. In the event the Owner disputes the gross floor area calculation, the Owner may provide to the City a gross floor area calculation supported by building plans (certified by a registered building practitioner under the *Building Code Act*, an Ontario Land Surveyor or an architect or professional engineer duly licensed in the Province of Ontario) to the satisfaction of the City as the basis for seeking an adjusted calculation.

Payment Options

12. Every Owner who is liable for a Connection Charge(s) as provided herein shall:
 - a. have the option, up to and including ninety (90) days from the date of the Notice from the City, to commute the applicable Connection Charge(s) by making a single cash payment to the City in the full amount of the Connection Charge(s). Such Owner must make the single cash payment on or before the said ninety (90) days, failing which the person will be deemed to have selected the installment payment option described in subparagraph b. below; or
 - b. Default to the option of paying the full cost on an installment basis over a ten (10) year period following the date set out in the Notice provided to such Owner pursuant to the provisions of this By-Law. Under this option, an interest rate equal to the City's internal borrowing rate shall be payable and shall be applied to the principal amount. The installment and interest amount shall be added to the tax account of the Owner and shall be due on normal

tax due dates. Provided that an Owner may pay the total outstanding balance (which shall include all applicable interest) in full at any time.

Process for Obtaining a Connection

13. Every Owner affected by the provisions of this By-Law shall be responsible, at his, her or its own cost, to install a Private Service Connection(s) sufficient to properly connect to the Water Works and/or Sanitary Sewer Works.
14. Connections to the Water Works and/or Sanitary Sewer Works shall be made at the same time as the construction and installation of the Private Service Connection(s). Where Water Works and/or Sanitary Sewer Works have been installed to service a Lot, the Owner shall be required to connect to both the Water Works and Sanitary Sewer Works.
15. Lot Owners shall be solely responsible for all costs and liability for making the Private Service Connection(s) from the street line containing the Works to the buildings/structures on the Lot.
16. In accordance with the provisions of Section 436 of the Municipal Act, 2001 S.O. 2001, Chapter 25 as amended from time to time, the City may enter on any Lot or land at any reasonable time for the purpose of carrying out an inspection to determine whether or not the requirements of this By-Law have been complied with.
17. Where the Owner of a Lot has:
 - a. failed to install the Private Service Connection(s) as required by this By-Law, or;
 - b. failed to disconnect a septic system and or well as required by this By-Law; or
 - c. has failed to comply with any requirement of this By-Law

the City may, at any reasonable time, in accordance with the provisions of Section 446 of the Municipal Act, 2001 S.O. 2001, Chapter 25 as amended from time to time, enter onto the Lot and into buildings, including dwelling units, for the purpose of making any such connection and/or disconnection required under this By-Law, and the cost of such connection and/or disconnection shall be at the expense of the Owner and recoverable on the tax roll of the Lot.

18. Where a Notice has not been issued but Water Works and/or Sanitary Sewer Works are available, the process for obtaining a connection to the Water Works and/or Sanitary Sewer Works shall be as follows:

- a. a person may make written application to the City upon the appropriate form, showing the purposes for which the service is required. Such application shall be signed by the Owner of the Lot to be supplied with the service, or by his or her agent duly authorized in writing;
 - b. the Owner shall, prior to the City's approval of any such request, execute an agreement with the City agreeing that the Owner shall be subject to all provisions of this By-Law and such other matters as Council requires; and
 - c. the Owner of each Lot to be serviced by the connection shall be liable for the payment of a Connection Charge(s) calculated in accordance with the provisions of this By-Law.
19. (a) Every Owner shall disconnect and cease use of the existing septic system(s) on the Lot prior to connection to the Sanitary Sewer Works. Existing septic systems shall be decommissioned in accordance with the *Building Code Act*, its regulations and other applicable law.
- (b) Every Owner shall disconnect the existing well water system from the buildings on the Owner's Lot upon connection to the Water Works and shall ensure there is no cross-connection with the municipal water supply. Upon connection to the Water Works, no person shall use an existing well for supplying drinking water to any buildings on the Owner's Lot.

By-Law Indexing

20. The Connection Charge(s) imposed pursuant to this By-Law shall be adjusted annually on the 1st day of January, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (CANSIM Table 327-0043).

Severability

21. If any term or provision of this By-Law or the application thereof to any person shall to any extent be held to be invalid or unenforceable, the remainder of this By-Law or the application of such term or provision of this By-Law to all persons other than those to whom it was held to be invalid or unenforceable shall not be affected thereby and each term and provision of this By-Law shall be separately valid and enforceable to the full extent permitted by law.

Headings for Reference Only

22. The headings inserted in this By-Law are for convenience of reference only and shall not affect the construction of or interpretation of this By-Law.

By-Law Registration

23. A certified copy of this By-Law may be registered on title to any land to which this By-Law applies.

General

24. Any reference in this By-Law to an Owner in the singular shall be deemed to include the plural, where applicable.

25. The Schedules attached hereto form an integral part of this By-Law as if recited in full herein.

26. Every person who contravenes any provision of this By-Law is guilty of an offense and upon conviction is liable to a fine of not more than \$10,000.

Effective Date

27. This By-Law shall retroactively apply to all Water Works and/or Sanitary Sewer Works constructed and installed from January 1, 2011 onward.

Read a first time this 15th day of **October, 2019**.

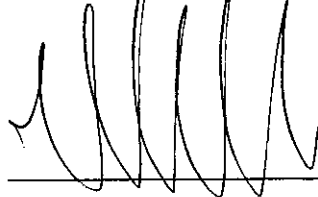
Read a second time this 15th day of **October, 2019**.

Read a third time and finally passed this 15th day of **October, 2019**.



MITCH PANCIUK

MAYOR



MATT MACDONALD

CITY CLERK

SCHEDULE "A"**TABLE 1**

Service	Per Single Detached Dwelling
Water	\$3,728
Sanitary Sewer	\$4,594
Total	\$8,322

TABLE 2

Service	All other buildings or structures (per ft² of Gross Floor Area)
Water	\$1.02
Sanitary Sewer	\$0.68
Total	\$1.70

SCHEDULE "B"

Urban Service Area

CITY OF BELLEVILLE - OFFICIAL PLAN

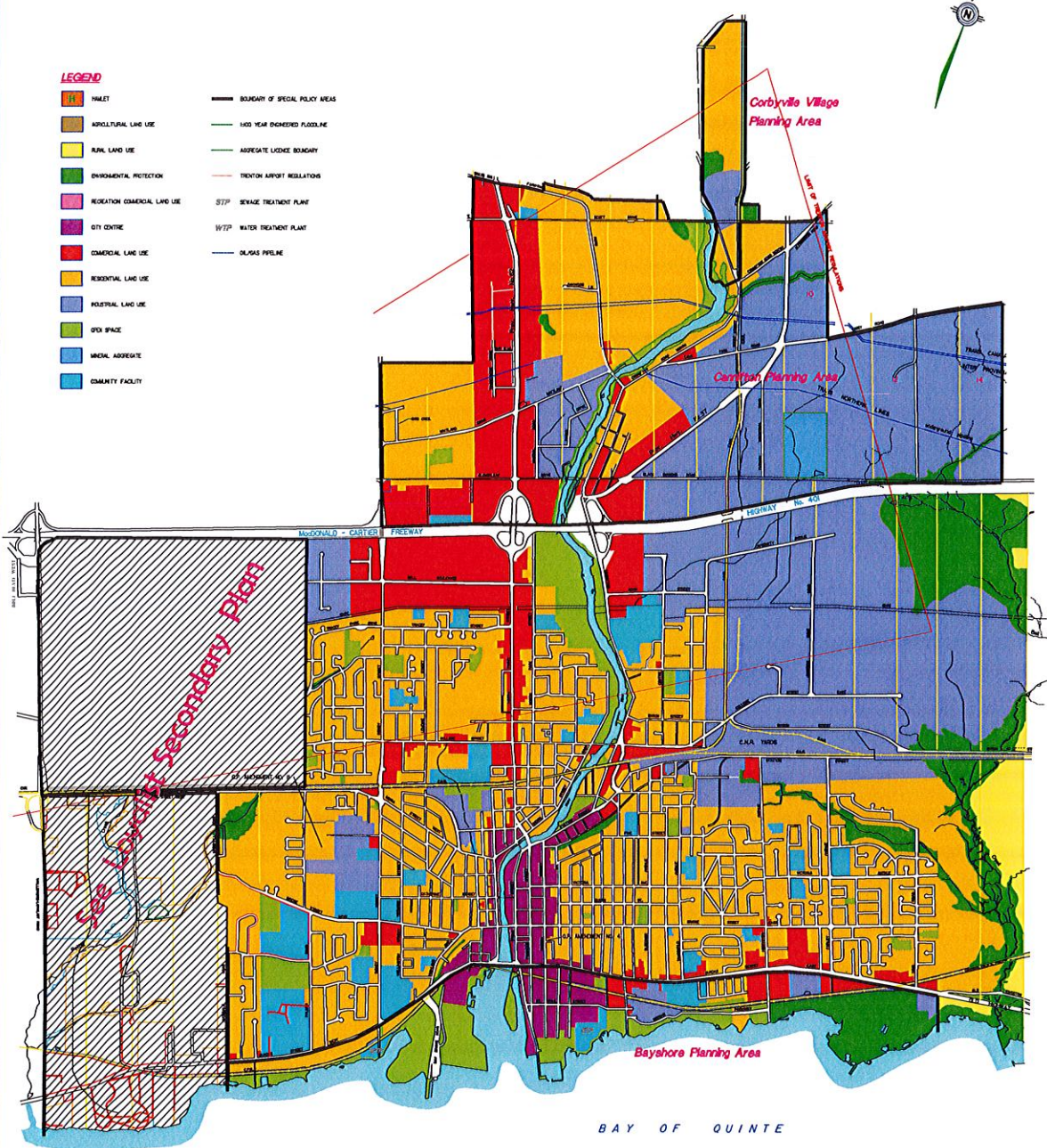
SCHEDULE 'B'

LAND USE PLAN - URBAN SERVICED AREA

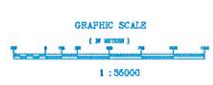


LEGEND

- TRAIL
- AGRICULTURAL LAND USE
- RURAL LAND USE
- ENVIRONMENTAL PROTECTION
- RECREATION COMMERCIAL LAND USE
- CITY CENTRE
- COMMERCIAL LAND USE
- RESIDENTIAL LAND USE
- INDUSTRIAL LAND USE
- OPEN SPACE
- MISCAL AGGREGATE
- COMMUNITY FACILITY
- BOUNDARY OF SPECIAL POLICY AREAS
- 100 YEAR DEMERSED FLOODLINE
- AGGREGATE LICENSE BOUNDARY
- TRENTON AIRPORT REGULATIONS
- STTP SEWAGE TREATMENT PLANT
- WTPP WATER TREATMENT PLANT
- OIL/GAS PIPELINE



Anley CONSULTING ENGINEERS PLANNERS			
BRUCE MITCHELL	PAUL HEDDERLEY	JOHN MITCHELL	
SCOTT BAIRD	DEBRA BAIRD	DWYER	SS6520-U
DAVID BAIRD	DAVID BAIRD		



REVISED UP TO AND INCLUDING AMENDMENT NO. 16 (APPROVED NOVEMBER 8, 2010)