



## THE CORPORATION OF THE TOWN OF ERIN

### By-Law # 24 – 35

#### **Being a By-law for the imposition of Development Charges (and to repeal By-laws 19-32, 20-40, and 23-08)**

**Whereas**, the Town of Erin will experience growth through development and re-development;

**And Whereas**, development and re-development requires the provision of physical and social services by the Town of Erin;

**And Whereas**, 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 Town of Erin or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

**And Whereas**, the *Development Charges Act, 1997* (the “Act”) 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;

**And Whereas**, a development charge background study has been completed in accordance with the Act;

**And Whereas**, the Council of The Corporation of the Town of Erin has given notice of and held a public meeting on the 27<sup>th</sup> day of June, 2024 in accordance with the Act and the regulations thereto;

**Now Therefore, the Council of the Corporation of the Town of Erin hereby enacts as follows:**

#### **1. INTERPRETATION**

1.1 In this By-law the following items shall have the corresponding meanings:

“Act” means the *Development Charges Act, 1997*, as amended, or any successor thereof;

“Affordable Residential Unit” means a Dwelling Unit that meets the criteria set out in subsection 4.1 (2) or 4.1(3) of the Act;

“Apartment unit” means any residential unit within a building containing more than four dwelling units where the units are connected by a public corridor or passageway;

“Attainable Residential Unit” means a Dwelling Unit that meets the criteria set out in subsection 4.1(4) of the Act;

“Bed and breakfast” means a dwelling or part thereof in which the proprietor resides and supplies accommodation and meals to overnight guests on a temporary basis and contains no more than three guest rooms;

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of education” has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

“Boarding, lodging or rooming house” means a dwelling in which meals are regularly served for a fee or compensation for three up to eight persons other than the owner, lessee or tenant of the dwelling, or members of his/her immediate family;

“Bona fide farm uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

“*Building Code Act*” means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;

“Capital cost” shall have the same meaning as described in Section 5 of the *Development Charges Act, 1997*, as amended;

“Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in Section 7 of the *Development Charges Act, 1997*, as amended;

“Commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the Town;

“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 the effect of increasing the size of usability thereof, and includes redevelopment;

“Development charge” means a charge imposed with respect to this By-law;

“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;

“Existing” means the number, use and size that existed as of the date this by-law was passed;

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

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

“Gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
  - (i) 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;
  - (ii) loading facilities above or below grade; and
  - (iii) 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;

“Hotel” means a building that contains four or more suites and that provides sleeping accommodation for the travelling public or for recreational purposes with or without kitchen facilities for the exclusive use of individual occupants and may include motel and hostel;

“Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include self storage facilities or the sale of commodities to the general public through a warehouse club;

“Institutional use” 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, S.O. 2021, c. 39, Sched. 1 (“Fixing Long-Term Care Act”);
- (b) as a retirement home within the meaning of subsection 2(1) of the Retirement Homes Act, 2010, S.O. 2010, c. 11
- (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, S.O. 2017, c. 34, Sched. 20;

“Interest rate” means the annual rate of interest as set out in section 26.3 of the Act

“Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of 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 Town of Erin or any part or parts thereof;

“Local services” means those services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Multiple dwellings” means all residential dwellings other than single detached, semi-detached and apartment unit dwellings;

“Non-profit housing development” means Development of a building or structure that meets the criteria set out in section 4.2 of the Act;

“Non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the Town, as amended and approved;

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

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

“Regulation” means any regulation made pursuant to the Act;

“Rental housing development” means development of a building or structure with four or more residential units all of which are intended for use as rented residential premises;

“Residential dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

“Residential use” means the use of a building or structure or portion thereof for one or more dwelling units. This also includes a dwelling unit on land that is used for an agricultural use;

“Semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;

“Service” means a service designed in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;

“Servicing agreement” means an agreement between a landowner and the Town relative to the provision of municipal services to specified land within the Town;

“Single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure;

“Special care facilities” means lands, buildings or structures used or designed or intended for uses for the purpose of providing supervision, nursing care or medical treatment, which do not comprise dwelling units, that are licensed, approved or supervised under any special or general statute, and excludes the special care/special dwelling portions of the building;

“Special care/special dwelling” a residential portion of a special care facilities building containing two or more dwelling units, which units have a common entrance from street level:

- (a) Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;
- (b) Which may or may not have exclusive sanitary and/or culinary facilities;
- (c) That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements;
- (d) Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and
- (e) Includes, but is not limited to, retirement houses, nursing homes, group homes and hospices;

“Town” means the Corporation of the Town of Erin and/or the area within the geographic limits of the Town of Erin;

“Zoning By-Law” means the Zoning By-Law of the Town of Erin, including the former Village of Erin, the former Township of Erin or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.

## **2. DESIGNATION OF SERVICES / CLASS OF SERVICES**

- 2.1 The categories of services for which development charges are imposed under this By-law are as follows:
- (a) Services Related to a Highway;
  - (b) Fire Protection Services;
  - (c) Parks and Recreation Services
  - (d) Growth Studies; and
  - (e) Water Services.
- 2.2 The components of the services designated in subsection 2.1 are described in Schedule A.

## **3. APPLICATION OF BY-LAW RULES**

- 3.1 Development charges shall be payable in the amounts set out in this By-law where:
- (a) the lands are located in the area described in subsection 3.2; and
  - (b) the development of the lands requires any of the approvals set out in subsection 3.4 (a).

### Area to Which By-law Applies

- 3.2 Subject to subsection 3.3, this By-law applies to all lands in the Town whether or not the land or use thereof is exempt from taxation under section 13 of the *Assessment Act*.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Town or a local board thereof;
  - (b) a board of education; or
  - (c) the Corporation of the County of Wellington or a local board thereof.

### Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law 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* applies;
  - (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*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 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 subsection 3.4 (a) are required before the lands, buildings or structures can be developed.
  - (c) Despite subsection 3.4 (b), if two or more of the actions described in subsection 3.4 (a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect or increasing the need for services.

#### Exemptions for Intensification of Existing or New Housing

- 3.5 Notwithstanding any other provision of this By-law, Development Charges shall not be imposed with respect to:
- (a) an enlargement to an existing Dwelling Unit;
  - (b) the creation of additional Dwelling Units equal to the greater of one (1) or 1% of the existing Dwelling Units in an existing Residential rental building containing four (4) or more Dwelling Units or prescribed ancillary structure to the existing Residential building;
- 3.6 Notwithstanding any other provision of this By-law, Development Charges shall not be imposed with respect to the creation of any of the following in existing Single Detached Dwellings, Semi-Detached Dwellings, Back-to-back Townhouse Dwellings or Stacked Townhouse Dwellings:
- (a) A second Dwelling Unit on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if all buildings and structures ancillary to the existing Residential structure cumulatively contain no more than one (1) Dwelling Unit.
  - (b) A third Dwelling Unit on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if no building or structure ancillary to the existing Residential structure contains any Dwelling Units.
  - (c) One Dwelling Unit on a parcel of urban Residential land, if the existing structure contains no more than two (2) Dwelling Units and no other

building or structure ancillary to the existing Residential structure contains any Dwelling Units.

3.7 Notwithstanding any other provision of this By-law, Development Charges shall not be imposed with respect to the creation of any of the following in new Single Detached Dwellings, Semi-Detached Dwellings, Back-to-back Townhouse Dwellings or Stacked Townhouse Dwellings:

- (a) A second Dwelling Unit on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if all buildings and structures ancillary to the new Residential structure cumulatively will contain no more than one (1) Dwelling Unit.
- (b) A third Dwelling Unit on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if no building or structure ancillary to the new Residential structure contains any Dwelling Units.
- (c) One (1) Dwelling Unit in a building or structure ancillary to a new Residential structure on a parcel of urban Residential land, if the new Residential structure contains no more than two (2) Dwelling Units and no other building or structure ancillary to the new Residential structure contains any Dwelling Units

#### Rules with Respect to an Industrial Expansion Exemption

3.8 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 the following:

- (a) Subject to subsection 3.8 (c), if the gross floor area is enlarged by 50 per cent or less of the lesser of:
  - (i) the gross floor area of the existing industrial building, or
  - (ii) the gross floor area of the existing industrial building before the first enlargement for which:
    - a. an exemption from the payment of development charges was granted, or
    - b. a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,pursuant to section 4 of the Act and this subsection,

the amount of the development charge in respect of the enlargement is zero;

- (b) Subject to subsection 3.8 (c), if the gross floor area is enlarged by more than 50 per cent or less of the lesser of:
  - (i) the gross floor area of the existing industrial building, or
  - (ii) the gross floor area of the existing industrial building before the first enlargement for which:



- a. an exemption from the payment of development charges was granted, or
  - b. a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,
- pursuant to section 4 of the Act and this subsection,

the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (i) determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the first enlargement, and
  - (ii) divide the amount determined under subsection (i) by the amount of the enlargement.
- (c) For the purposes of calculating the extent to which the gross floor area of an existing industrial building is enlarged in subsection 3.8 (b), the cumulative gross floor area of any previous enlargements for which:
- (i) An exemption from the payment of development charges was granted, or
  - (ii) A lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,
- pursuant to section 4 of the Act and this subsection,
- shall be added to the calculation of the gross floor area of the proposed enlargement.
- (d) For the purposes of this subsection, the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility.

3.9 For the purpose of section 3.8 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

#### Other Exemptions

- 3.10 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
- (a) lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*,
  - (b) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, Chap. P.40, as amended, or any successor thereof;
  - (c) the development of non-residential farm buildings constructed for bona fide farm uses, which qualify as a farm business, being that which

operates with a valid Farm Business Registration Number and is assessed in the Farmland Realty Tax Class;

- (d) one additional dwelling unit in any other existing residential accessory building;
- (e) garden suite constructed in accordance with the *Planning Act*;
- (f) bed and breakfast establishment that is not considered a hotel;
- (g) boarding, lodging or rooming house that is not considered a hotel;
- (h) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university;
- (i) Non-profit Residential Development;
- (j) Affordable Residential Units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning).
- (k) As of the date on which section 4.1 of the Act is proclaimed into force, the following shall be exempt from Development Charges:
  - (i) Affordable Residential Units; and
  - (ii) Attainable Residential Units
- (l) Notwithstanding any other provision of this By-law, the Development Charges payable for Residential Developments, where the Dwelling Units are intended as Rental Housing, will be reduced based on the number of bedrooms in each Dwelling Unit in accordance with section 26.2(1.1) of the Act, as follows:
  - (i) Three (3) or more Bedrooms – 25% reduction;
  - (ii) Two (2) Bedrooms – 20% reduction; and
  - (iii) Fewer than two (2) Bedrooms – 15% reduction

#### Amount of Charges

#### Residential

3.11 The development charges set out in Schedule B 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 uses in the mixed-use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

## Non-Residential

3.12 The development charges described in Schedule B 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 uses in the mixed-use building or structure and calculated with respect to each of the services according to the total floor area of the non-residential use.

## Reduction of Development Charges for Redevelopment

3.13 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

## Time of Payment of Development Charges

3.14 Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit for the development.

3.15 Notwithstanding subsection 3.14, development charges for rental housing and institutional developments are due and payable in six equal annual instalment payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest (calculated in accordance with Section 26.3 of the Act), payable on the anniversary date each year thereafter.

3.16 Where the development of land results from the approval of a site plan or zoning by-law amendment application received between January 1, 2020 and June 5, 2024, and the approval of the application occurred within two years of building permit issuance, the development charges under sections 3.11 and 3.12 of this by-law shall be calculated on the rates set out in Schedule "B" on the date of the receipt of a complete planning application, including interest. Where both planning applications apply development charges under sections 3.11 and 3.12

of this by-law shall be calculated on the rates payable on the anniversary date each year thereafter, set out in Schedule "B" on the date of the later planning application, including interest (calculated in accordance with section 26.3 of the Act).

- 3.17 Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after June 6, 2024, and the approval of the application occurred within 18 months of building permit issuance, the development charges under sections 3.11 and 3.12 of this by-law shall be calculated on the rates set out in Schedule "B" on the date of the receipt of a complete planning application, including interest. Where both planning applications apply development charges under sections 3.11 and 3.12 of this by-law shall be calculated on the rates payable on the anniversary date each year thereafter, set out in Schedule "B" on the date of the later planning application, including interest (calculated in accordance with section 26.3 of the Act).
- 3.18 Despite section 3.14, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

#### Complaints

- 3.19 Complaints about development charges may be filed to Council in accordance to section 20 of the Act.

#### **4. PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

#### **5. INDEXING**

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, commencing on January 1<sup>st</sup> each year thereafter, in accordance with the prescribed index in the Act.

#### **6. SCHEDULES**

- 6.1 The following schedules shall form part of this by-law:

Schedule A – Components of Services Designated in subsection 2.1

Schedule B – Residential and Non-Residential Schedule of Development Charges

#### **7. CONFLICTS**

- 7.1 Where the Town and an owner or former owner have entered into an agreement with respect to land within the area to which this by-law applies, and a conflict exists between the provisions of this by-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

7.2 Notwithstanding section 8.1, where a development which is the subject of an agreement to which section 8.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4 (a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this by-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

**8. SEVERABILITY**

8.1 If, for any reason, any provision of this by-law is held to be 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, re-enacted, amended or modified.

**9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect at 12:01 AM on July 19, 2024.

**10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on July 19, 2034 unless it is repealed by Council at an earlier date.

**11. EXISTING BY-LAWS REPEALED**

11.1 By-law Number 19-32, as well as the amending By-laws numbered 20-40 and 23-08, are hereby repealed as of the date and time of this By-law coming into effect.

**Passed in open Council on July 18, 2024.**

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Mayor, Michael Dehn

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Deputy Clerk, Justin Grainger

## **SCHEDULE "A" TO BY-LAW 24 - 35**

### **COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1**

- Services Related to a Highway
  - Roads
  - Sidewalks, Streetlights and Bridges
  - Public Works Facilities
  - Vehicles and Equipment
- Fire Protection Services
  - Fire Facilities
  - Fire Vehicles, Equipment and Gear
- Parks and Recreation Services
  - Parkland Development, Amenities and Trails
  - Recreation Facilities
  - Parks and Recreation Vehicles and Equipment
- Growth Studies
- Water Services
  - Facilities and Storage
  - Distribution Systems

**SCHEDULE "B" TO BY-LAW 24 - 35  
SCHEDULE OF DEVELOPMENT CHARGES**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town Wide Services:</b>						
Services Related to a Highway	13,117	9,842	7,970	5,820	4,487	5.40
Fire Protection Services	3,751	2,814	2,279	1,664	1,283	1.55
Parks and Recreation Services	14,638	10,983	8,894	6,495	5,007	3.55
Growth Studies	653	490	397	290	223	0.27
<b>Total Town Wide Services</b>	<b>32,159</b>	<b>24,129</b>	<b>19,540</b>	<b>14,269</b>	<b>11,000</b>	<b>10.77</b>
<b>Urban Services</b>						
Water Services	19,244	14,439	11,692	8,539	6,582	7.66
<b>Total Urban Services</b>	<b>19,244</b>	<b>14,439</b>	<b>11,692</b>	<b>8,539</b>	<b>6,582</b>	<b>7.66</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>32,159</b>	<b>24,129</b>	<b>19,540</b>	<b>14,269</b>	<b>11,000</b>	<b>10.77</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>51,403</b>	<b>38,568</b>	<b>31,232</b>	<b>22,808</b>	<b>17,582</b>	<b>18.43</b>