

The Corporation of the Municipality of Chatham-Kent

By-law No. 33-2024

Being a by-law to impose a water and wastewater charge to recover the capital cost of installing water and wastewater services necessary to service new users to the system.

Whereas the Municipality of Chatham-Kent (the "Municipality") has determined to construct certain water and wastewater works to service and benefit new users connecting to the system pursuant to its powers under Part 12 of the *Municipal Act*, 2001, as amended (the "*Municipal Act*");

And whereas the Council of the Municipality is authorized by Part 12 of the *Municipal Act* to impose a water and/or wastewater charge upon owners or occupants of land who derive or will or may derive a benefit from the construction of water and wastewater 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 the water and wastewater charge are the water and wastewater servicing areas as amended from time to time;

And whereas the Municipality has determined that the capital costs of such water and wastewater works shall be berated against the water and wastewater servicing areas and shall be borne by the new users connecting to the systems from time to time of said lands;

Now therefore the Council of the Municipality of Chatham-Kent enacts as follows:

1. In this by-law:

- (i) "apartment unit" means any residential dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;
- (ii) "Bunk house" means a building accessory to a permitted agricultural use containing kitchen and bathroom facilities and sleeping accommodation in individual or combination rooms for workers directly employed by the permitted use;
- (iii) "Cannabis/Marijuana facilities" means a building used, designed or intended for growth, producing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the Marihuana for Medical Purposes Regulations, SOR/2013-119, under the Controlled Drugs and Substances Act, S.C. 1996, c.19;
- (iv) "commercial" means any non-residential development not defined under "institutional" or "industrial";
- (v) "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

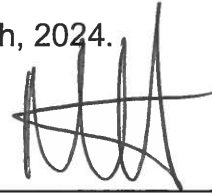
accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

- (vi) "Institutional" means land, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship and special care facilities;
- (vii) "multiple dwellings" means all dwellings other than single detached, semi-detached and apartment unit dwellings;
- (viii) "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 and includes all commercial, industrial and institutional uses;
- (ix) "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 units are not connected by an interior corridor;
- (x) "single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure, including mobile homes.

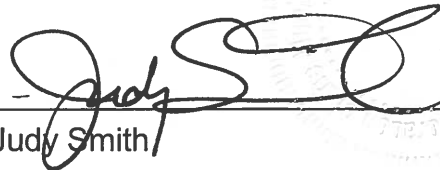
2. The capital cost of the water and wastewater works shall be as described in the "Municipality of Chatham-Kent Public Utilities Commission Water and Wastewater Development Charges Background Study" report, dated January 18, 2024, as amended by the Addendum Report dated February 20, 2024, subject to annual review by the Chatham-Kent PUC.
3. The water charge provided in this by-law shall provide for the capital costs related to the supply, treatment, storage, pumping and transmission of water but shall not include localized works to service individual properties.
4. The wastewater charge provided in this by-law shall provide for the capital costs related to the treatment, pumping and collector trunk mains for collecting wastewater but shall not include localized works to service individual properties.
5. The water charge shall be imposed in all water servicing areas within the Municipality of Chatham-Kent, as amended from time to time. These areas are deemed as the benefitting areas as provided by Part 12 of the *Municipal Act*.
6. The wastewater charge shall be imposed in all sanitary sewer servicing areas within the Municipality of Chatham-Kent, as amended from time to time. These areas are deemed as the benefitting areas as provided by Part 12 of the *Municipal Act*.
7. The water and wastewater charges are set forth in Schedules A-1 to A-5 and shall be imposed against all new connections to the water and wastewater services.

8. Notwithstanding clause 7, if a development charge for water services has been paid, no further charge for water services will be imposed under this by-law.
9. Notwithstanding clause 7, if a development charge for wastewater services has been paid, no further charge for wastewater services will be imposed under this by-law.
10. Water and wastewater charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, commencing on the first anniversary date of this by-law and each anniversary year thereafter, in accordance with the Statistics Canada Quarterly Construction Price Index.
11. The following schedules to this by-law form an integral part thereof:

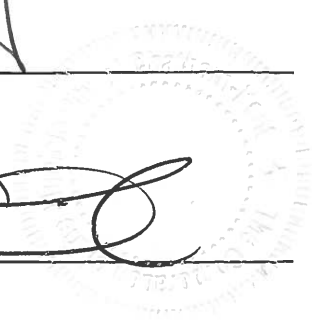
Schedules A-1 to A-5: Residential and Non-Residential Water and Wastewater Charges
12. By-law Number 19-2019 and the amending by-law 71-2019 are hereby repealed as of the date and time of this By-law coming into effect.
13. This by-law shall come into force on the 18th day March, 2024.
14. ENACTED AND PASSED this 18th day of March, 2024.



Mayor – Darrin Canniff



Clerk – Judy Smith



Schedule "A-1"
Municipality of Chatham-Kent
Schedule of Residential and Non-Residential Water and Wastewater Charges
Effective March 18, 2024 to March 17, 2025

Service	RESIDENTIAL						NON-RESIDENTIAL (per sq. ft. of Gross Floor Area)				
	Single and Semi- Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Bunk Houses (Per Bed)	Commercial	Institutional	Industrial	Greenhouses	
Wastewater Services	2,950	1,894	1,917	1,159	1,128	353	2.13	2.13	0.27	3.26	
Water Services	6,262	4,020	4,070	2,461	2,395	749	4.51	4.51	0.56	0.87	
Total	9,212	5,914	5,986	3,620	3,523	1,101	6.64	6.64	0.83	4.12	
Phase-In Percentage - Wastewater	80%	80%	80%	80%	80%	25%	80%	80%	10%	80%	
Phase-In Percentage - Water	80%	80%	80%	80%	80%	25%	80%	80%	10%	10%	

Schedule "A-2"
Municipality of Chatham-Kent
Schedule of Residential and Non-Residential Water and Wastewater Charges
Effective March 18, 2025 to March 17, 2026

Service	RESIDENTIAL						NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)				
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Bunk Houses (Per Bed)	Commercial	Institutional	Industrial	Greenhouses	
Wastewater Services	3,134	2,012	2,037	1,232	1,199	705	2.26	2.26	0.67	3.46	
Water Services	6,654	4,271	4,324	2,615	2,545	1,497	4.79	4.79	1.41	2.17	
Total	9,788	6,283	6,361	3,846	3,743	2,202	7.06	7.06	2.08	5.63	
Phase-In Percentage - Wastewater	85%	85%	85%	85%	85%	50%	85%	85%	25%	85%	
Phase-In Percentage - Water	85%	85%	85%	85%	85%	50%	85%	85%	25%	25%	

Schedule "A-3"
Municipality of Chatham-Kent
Schedule of Residential and Non-Residential Water and Wastewater Charges
Effective March 18, 2026 to March 17, 2027

Service	RESIDENTIAL						NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)				
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Bunk Houses (Per Bed)	Commercial	Institutional	Industrial	Greenhouses	
Wastewater Services	3,318	2,130	2,156	1,304	1,269	705	2.39	2.39	1.33	3.66	
Water Services	7,045	4,523	4,578	2,768	2,695	1,497	5.08	5.08	2.82	4.34	
Total	10,364	6,653	6,735	4,073	3,964	2,202	7.47	7.47	4.15	8.00	
Phase-In Percentage - Wastewater	90%	90%	90%	90%	90%	50%	90%	90%	50%	90%	
Phase-In Percentage - Water	90%	90%	90%	90%	90%	50%	90%	90%	50%	50%	

Schedule "A-4"
Municipality of Chatham-Kent
Schedule of Residential and Non-Residential Water and Wastewater Charges
Effective March 18, 2027 to March 17, 2028

Service	RESIDENTIAL						NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)				
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Bunk Houses (Per Bed)	Commercial	Institutional	Industrial	Greenhouses	
Wastewater Services	3,503	2,249	2,276	1,377	1,340	705	2.53	2.53	1.33	3.87	
Water Services	7,437	4,774	4,833	2,922	2,844	1,497	5.36	5.36	2.82	4.34	
Total	10,939	7,022	7,109	4,299	4,184	2,202	7.89	7.89	4.15	8.20	
Phase-In Percentage - Wastewater	95%	95%	95%	95%	95%	50%	95%	95%	50%	95%	
Phase-In Percentage - Water	95%	95%	95%	95%	95%	50%	95%	95%	50%	50%	

Schedule "A-5"
Municipality of Chatham-Kent
Schedule of Residential and Non-Residential Water and Wastewater Charges
Effective March 18, 2028

Service	RESIDENTIAL						NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)			
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Bunk Houses (Per Bed)	Commercial	Institutional	Industrial	Greenhouses
Wastewater Services	3,687	2,367	2,396	1,449	1,410	705	2.66	2.66	1.33	4.07
Water Services	7,828	5,025	5,087	3,076	2,994	1,497	5.64	5.64	2.82	4.34
Total	11,515	7,392	7,483	4,525	4,404	2,202	8.30	8.30	4.15	8.41
Phase-In Percentage - Wastewater	100%	100%	100%	100%	100%	50%	100%	100%	50%	100%
Phase-In Percentage - Water	100%	100%	100%	100%	100%	50%	100%	100%	50%	50%