

The Corporation of the Town of Arnprior

By-law No. 7368-23 (as amended by By-Law No. 7538-24)

A by-law for the imposition of development charges.

Whereas the Town of Arnprior has and will continue to experience growth through development;

And Whereas development requires the provision of physical and other services by the Town;

And Whereas Council desires to ensure that the capital cost of meeting growth related demands for, or the burden on, Town services does not place an undue financial burden on the Town or its taxpayers;

And Whereas the *Development Charges Act, 1997*, as amended (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 the Council of The Corporation of the Town of Arnprior has given Notice on February 13, 2023, according to section 12 of the Act, of its intention to pass a by-law under section 2 of the said Act;

And Whereas the Council of The Town of Arnprior has given notice of and held a public meeting on the 13th day of February 2023, in accordance with the Act and the regulations thereto;

And Whereas the Council of The Town of Arnprior has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on February 13, 2023;

And Whereas the Council of the Town of Arnprior had before it a report entitled 2023 Development Charge Background Study dated January 10, 2023, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Town will increase the need for services as defined herein;

And Whereas the Council of The Corporation of the Town of Arnprior on February 13, 2023, determined that no additional public meeting was required to be held as part of the approval process;

Therefore the Council of the Town of Arnprior hereby enacts as follows:

1. DEFINITIONS

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

“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 of floor area or both, and exclusively devoted to a principal use, building or structure;

“Act” means the *Development Charges Act, 1997*, S.O. 1997, c.27, as amended, or any successor thereof;

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

“Agricultural use” means a bona fide farming operation;

“Apartment Dwelling” means a Residential Dwelling within a building containing five 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;

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

“Bedroom” means a habitable room larger than seven square meters, including a den, study, or other similar area, which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Benefiting area” means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

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

“Bona Fide Farm Use” 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 on lands assessed in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation pursuant to the Assessment Act, R.S.O. 1990, c.A.31, as amended.

“Building Code Act” means the Building Code Act, 1992, S.O. 1992, c.23, as amended, or any successor thereof;

“Capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board;

- (a) to acquire land or an interest in land, including a leasehold interest;
- (b) to improve land;
- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, construct or improve facilities including:
 - i. furniture and equipment other than computer equipment;
 - ii. materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act; and
 - iii. rolling stock with an estimated useful life of seven years or more;
- (e) to undertake studies in connection with any of the matters referred to in paragraphs (i) to (iv);
- (f) costs of the development charge background study required under section 10; and
- (g) interest on borrowing for those expenditures under clauses (i) to (iv) above that are growth-related.”

"Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child, Youth and Family Services Act, 2017, S.O. 2017, C. 14, Sched. 1, a psychiatric facility under the Mental Health Act, R.S.O. 1990, c. M.7, long-term care home under the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c. H.12;

“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;

“Commercial” means any use of land, structures or buildings or portions thereof used, designed or intended for use 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 of Arnprior;

“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;

"Duplex dwelling" means a building or structure divided horizontally into two dwelling units, in which each unit has an independent entrance either directly from the outside or through a common vestibule;

“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;

“Dwelling, senior citizens” means a dwelling unit used for the purpose of providing accommodation and related facilities for persons of retirement age, and which is owned and operating by a private or government authority, but does not include a nursing home or a home for the aged as defined by the Town of Arnprior Comprehensive Zoning By-law;

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

“Existing industrial building” means a building or buildings existing on a site in the Town of Arnprior on January 1st, 2012, or the buildings or structures constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) subsequent to January 1, 2012, for which full development charges were paid, and is used for or in connection with,

- (a) the production, compounding, processing, packaging, crating, bottling, packaging or assembling of raw or semi-processed goods or materials (“manufacturing”) in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site (“manufacturing”) or warehousing related to the manufacturing use carried on in the building or buildings,
 - (b) research or development in connection with manufacturing in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site,
 - (c) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods
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manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five per cent of the total gross floor area of the building or buildings on the site, or

(a) office or administrative purposes, if they are,

(i) carried out with respect to the manufacturing or warehousing; and,

(ii) in or attached to the building or structure used for such manufacturing or warehousing;

“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;

“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;

“Institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

“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 municipality or any part or parts thereof or any local board as defined in the Development Charges Act, 1997, S.O. 1997, c.27, as amended;

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

“Long-Term Care Home” means a place that is licensed as a long-term care home under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c8;

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

“Municipality” means the Corporation of the Town of Arnprior;

"Municipal water and sewer serviced area" means all lands within the Town of Arnprior connecting into the municipal water and sewer system;

“Non-profit housing development” means the development of a building or structure intended for use as residential premises and developed by,

(a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;

(b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or

(c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act, 2022*, c. 21, Sched. 3, s. 4.;

“Non-profit institution” means:

(a) a registered “charity” as defined in subsection 248 (1) of the *Income Tax Act*, R.S.C. 1985, c. 1 (5th Supp.), as amended;

(b) a corporation that is non-profit organization for the purposes of paragraph 57 (i) (b) of the *Corporations Tax Act*, R.S.O. 1990, c. C.40; or

(c) A "religious organization: as defined in subsection 1 (1) of the *Religious Organizations' Lands Act*, R.S.O. 1990, c. R.23.

"Non-profit organization" means:

(i) a "registered charity" as defined in subsection 248 (1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;

(ii) a corporation that is a non-profit organization for the purposes of paragraph 57 (1) (b) of the *Corporations Tax Act*, R.S.O. 1990, c. C.40

"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;

"Planning Act" means the *Planning Act*, 1990, R.S.O. 1990, c.P.13, as amended;

"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" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

"Residential 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;

"Retirement home or lodge" means a residential building or the portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate

private bathroom and separate entrance from a common hall, but do not include private culinary facilities and instead where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“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;

"Senior citizen's home" means any home for senior citizens sponsored and administered by any public agency or any service club, church or other profit or non-profit organization, either of which obtains its financing from Federal, Provincial or municipal Governments or agencies, or by public subscription, donation or residents payments, or by any combination thereof, and such homes shall include auxiliary uses such as club, kitchen, dining and/or lounge facilities, usually associated with Senior Citizens development.

“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 jurisdiction of the Town;

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

“Special care/special dwelling” means:

(a) a building containing two or more dwelling units, which units have a common entrance from street level:

(i) where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;

(ii) which may or may not have exclusive sanitary and/or culinary facilities;

(iii) that is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; an

(iv) where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels;

and includes but is not limited to, retirement homes or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices;

(b) a building that is a student residence.

“Town” means the Corporation of the Town of Arnprior, and the area within the geographic limits of the Corporation of the Town of Arnprior; and

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

1. DESIGNATION OF SERVICES AND CLASSES OF SERVICES

1.1 The categories of services for which development charges are imposed under this By-law are as follows:

- (a) Services Related to a Highway;
- (b) Public Works;
- (c) Fire Protection Services;
- (e) Parks and Recreation Services;
- (f) Library Services;
- (g) Water Services;
- (h) Wastewater Services; and
- (i) Growth studies.

1.2 The components of the services designated in subsection 2.1 are described in Schedule A.

2. APPLICATION OF BY-LAW RULES

2.1 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).
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Area to Which By-law Applies

- 2.2 Subject to subsection 3.3, this By-law applies to all lands in the Town of Arnprior whether or not the land or use thereof is exempt from Development Charges under section 3 of this by-law or from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended.
- 2.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) a municipality or a local board thereof;
 - (b) a board of education as defined by the *Education Act*; or
 - (c) the Corporation of the County of Renfrew or a local board thereof;
- 2.4 (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
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be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

2.5 Notwithstanding the provisions 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 or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

2.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses:

- (a) A second residential unit in an existing detached house, semi-detached house or rowhouse 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 detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
- (b) A third residential unit in an existing detached house, semi-detached house or rowhouse 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 detached house, semi-detached house or rowhouse contains any residential units.
- (c) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

2.7 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in new residential buildings:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse 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 detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit
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(b) A third residential unit in a new detached house, semi-detached house or rowhouse 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 detached house, semi-detached house or rowhouse contains any residential units

(c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units

2.8 Exemption for Industrial Development:

(a) Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the *Development Charges Act* or this section. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.

(b) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable 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 percent of the gross floor area before the enlargement;

(ii) divide the amount determined under subsection 1) by the amount of the enlargement.

2.9 For the purpose of subsection 3.8 herein, “existing industrial building” is used as defined in section 1 herein.

2.10 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) buildings used as hospitals as governed by the Public Hospitals Act;
- (b) buildings used as Long-Term Care Homes that are non-profit institutions and are licensed under the *Long-term Care Homes Act, 2007*, S.O. 2007, c.8.

2.10.1 Discounts for Rental House (for profit)

The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

2.10.2 Other Exemptions (upon Proclamation)

Once proclamation for required amendments to the Act to allow the following exemptions is received by the Lieutenant Governor, the following shall be exempt from development charges:

- (a) Affordable residential units; or
- (b) Attainable residential units.

Amount of Charges

Residential

- 2.11 The development charges set out in Schedules 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

- 2.12 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.
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Reduction of Development Charges for Redevelopment

- 2.13 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.
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Time of Payment of Development Charges

- 2.14 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.
- 2.15 Notwithstanding subsection 3.15 development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent instalment, including interest calculated in accordance with subsection 26.3 of the Act.
- 2.16 Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.11 and 3.12 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest in accordance with subsection 26.3 of the Act. Where both planning applications apply, development charges under subsections 3.11 and 3.12 shall be calculated on the rates, including interest in accordance with subsection 26.3 of the Act, payable on the anniversary date each year thereafter, set out in Schedule "B" on the date of the later planning application, including interest.
- 2.17 Despite subsections 3.15 to 3.17, 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.

3. PAYMENT BY SERVICES

- 3.1 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.

4. INDEXING

- 4.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing anniversary date and each year thereafter, in accordance with the prescribed index in the Act.

5. SCHEDULES

- 5.1 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 Development Charges

Schedule C - Map of Staye Court Benefitting Area

6. CONFLICTS

- 6.1 Where the Town of Arnprior 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.
- 6.2 Notwithstanding subsection 7.1, where a development which is the subject of an agreement to which subsection 7.1 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.

7. SEVERABILITY

- 7.1 If, for any reason, any provision of this By-law is held to be invalid by a court of competent jurisdiction, it is hereby declared to be the intention of Council that such provision be severable and the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

8. DATE BY-LAW IN FORCE

- 8.1 This By-law shall come into effect at 12:01 AM on March 13, 2023, and will be indexed as per subsection 5.1.

9. DATE BY-LAW EXPIRES

- 9.1 This By-law will expire at 12:01 AM on March 13, 2032, unless it is repealed by Council at an earlier date.

10. EXISTING BY-LAW REPEALED

- 10.1 By-law 6805-18 is hereby repealed as of the date and time of this By-law coming into force.
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Enacted and passed this 13th day of March, 2023.

Signatures:

Original Signed

Lisa McGee, Mayor

Original Signed

Maureen Spratt, Town Clerk

SCHEDULE “A” TO BY-LAW 7369-23
COMPONENTS OF SERVICES AND CLASSES OF SERVICES UNDER THIS BY-LAW

Town-Wide Services/Classes of Services

- Town-wide Services
 - Services Related to a Highway (Roads, Sidewalks, Traffic Signals and Streetlights)
 - Public Works Facilities and Vehicles
 - Fire Protection Services (Fire Facilities, Vehicles, and Equipment)
 - Parks and Recreation Services (Parkland Development, Amenities, Trails, Vehicles, and Recreation Facilities).
 - Library (Facilities and Collection Materials)
 - Growth Studies
 - Urban Services
 - Water Services (Supply, Treatment, Storage)
 - Wastewater Services (Treatment, Collection, Distribution and Pumping)
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SCHEDULE “B”

BY-LAW NUMBER 7368-23

SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of 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)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	5,076	4,102	3,351	2,294	2,294	2.85
Public Works (Facilities and Fleet)	645	521	426	291	291	0.36
Fire Protection Services	219	177	145	99	99	0.12
Parks and Recreation Services	3,866	3,124	2,552	1,747	1,747	0.55
Library Services	550	444	363	249	249	0.08
Growth Studies	1,150	929	759	520	520	0.72
Total Municipal Wide Services/Class of Services	11,506	9,297	7,596	5,200	5,200	4.68
Urban Services						
Wastewater Services	6,468	5,227	4,270	2,923	2,923	2.28
Water Services	10,516	8,498	6,943	4,753	4,753	3.71
Total Urban Services	16,984	13,725	11,213	7,676	7,676	5.99
Staye Court Area Specific Charges						
Wastewater Services	607	491	401	274	274	0.75
Water Services	690	558	456	312	312	0.82
Total Staye Court	1,297	1,049	857	586	586	1.57
GRAND TOTAL URBAN AREA	28,490	23,022	18,809	12,876	12,876	10.67
GRAND TOTAL WITH STAYE COURT	29,787	24,071	19,666	13,462	13,462	12.24

SCHEDULE "C"

BY-LAW NUMBER 7368-23

MAP OF STAYE COURT BENEFITTING AREA

