

TOWNSHIP OF EAST ZORRA-TAVISTOCK

COUNTY OF OXFORD

By-Law #2024-25

A By-law to Amend Development Charges By-law #2024-21

WHEREAS subsection 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “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 arising from the Development of the area to which the by-law applies;

AND WHEREAS Section 19 of the Act provides for amendments to be made to development charges by-laws;

AND WHEREAS subsection 19 (1.2) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19 (1) of the Act to be followed;

AND WHEREAS the Council of the Township of East Zorra-Tavistock, hereinafter referred to as the “Township”, enacted and passed By-law #2024-21 on June 5, 2024; and

AND WHEREAS on June 19, 2024, Council received correspondence from Watson & Associates Economists Ltd. supporting this by-law amendment and Council intends to include the growth-related costs of studies, pursuant to paragraphs 5 and 6 of subsection 5 (3) of the Act, within the development charge calculation.

NOW THEREFORE THE COUNCIL OF THE TOWNSHIP OF EAST ZORRA-TAVISTOCK ENACTS AS FOLLOWS:

1. By-law 2024-21 is hereby amended as follows:

(1) Section 1 (11) of the by-law is deleted and substituted with the following:

“**Capital Cost**” means costs incurred or proposed to be incurred by the Township or a local board thereof directly or by others on behalf of, and as authorized by, the Township 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, lease, construct or improve facilities including (but not limited to),
 - (i) furniture and equipment, other than computer equipment; and
 - (ii) material acquired for circulation, reference or information purposes by a library board within the meaning of the *Public Libraries Act*; and
 - (iii) rolling stock with an estimated useful life of seven years or more;
- (e) interest on money borrowed to pay for costs in (a) to (d);
- (f) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study

required for provision of Services designated in this by-law within or outside the Township;

- (2) Section 2 (1) of the by-law is deleted and substituted with the following:

Subject to the provisions of this by-law, the Development Charge against land in the Township shall be imposed, calculated and collected in accordance with the rates set out in Schedules "B1", "B2", "B3", and "B4" relating to the Services set out in Schedule "A".

- (3) Section 2 (2) (a) (ii) of the by-law is deleted and substituted with the following:

the corresponding total dollar amount for such Dwelling Unit as set out in Schedules "B1", "B2", "B3", and "B4", further adjusted by section 13; and

- (4) Section 2 (2) (b) (ii) of the by-law is deleted and substituted with the following:

the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedules "B1", "B2", "B3", and "B4", further adjusted by section 13; and

- (5) Section 2 (2) (c) of the by-law is deleted and substituted with the following:

In the case of Bunk Houses, the maximum number of beds as determined by the Ministry of Health multiplied by the corresponding charge per bed as set out in Schedules "B1", "B2", "B3" and "B4", further adjusted by section 13.

- (6) Section 2 (2) (d) of the by-law is deleted and substituted with the following:

In the case of Wind Turbines, the sum of the number of Wind Turbines multiplied by the corresponding amount for each Wind Turbine as set out in Schedules “B1”, “B2”, “B3”, and “B4”, further adjusted by section 13.

- (7) Section 5 (6) of the by-law is deleted and substituted with the following:

Notwithstanding subsections 5 (1) and 5 (3), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment application received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under section 2 shall be calculated based on the rates set out in Schedules “B1”, “B2”, “B3”, and “B4” on the date of the planning application. Where both planning applications apply, Development Charges under section 2 shall be calculated on the rates set out in Schedules “B1”, “B2”, “B3”, and “B4” on the date of the later planning application.

- (8) Section 13 (1) of the by-law is deleted and substituted with the following:

The Development Charges set out in Schedules “B1”, “B2”, “B3”, and “B4” to this by-law shall be adjusted annually as of June 13, without amendment to this by-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, “Construction Price Statistics”.

- (9) Section 16 (1) of the by-law is deleted and substituted with the following:

The following Schedules to this by-law form an integral part of this by-law:

Schedule A – Schedule of Municipal Services

Schedule B1 – Schedule of Development Charges – Services Related to a Highway

Schedule B2 – Schedule of Development Charges – Fire Protection Services

Schedule B3 – Schedule of Development Charges – Parks and Recreation Services

Schedule B4 – Schedule of Development Charges – Growth-Related Studies

- (10) Schedule “A” is deleted and replaced with Schedule “A” attached to this by-law

- (11) Schedule "B2" is deleted and replaced with Schedule "B2" attached to this by-law
- (12) Schedule "B3" is deleted and replaced with Schedule "B3" attached to this by-law
- (13) The attached Schedule "B4" is added to the by-law

2. This by-law shall come into force and effect on the day it is passed

READ a first and second time this 19th day of June, 2024.

READ a third time and finally passed this 19th day of June, 2024.

Phil Schaefer, Mayor

Will Jaques, Clerk

SCHEDULE "A"

TO BY-LAW #2024-25

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

- (1) Services Related to a Highway
- (2) Fire Protection Services
- (3) Parks and Recreation Services
- (4) Growth-Related Studies

SCHEDULE "B2"

TO BY-LAW #2024-25

SCHEDULE OF DEVELOPMENT CHARGES – FIRE PROTECTION SERVICES

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Fire Protection Services	3,720	2,650	2,123	1,348	15.77	1,216	3,720

SCHEDULE “B3”

TO BY-LAW #2024-25

SCHEDULE OF DEVELOPMENT CHARGES – PARKS AND RECREATION SERVICES

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Parks and Recreation Services	9,045	6,445	5,163	3,277	12.40	2,958	-

SCHEDULE “B4”

TO BY-LAW #2024-25

SCHEDULE OF DEVELOPMENT CHARGES – GROWTH-RELATED STUDIES

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Growth-Related Studies	530	377	302	192	1.71	173	530