

THE CORPORATION OF HALDIMAND COUNTY

By-law Number 2155/20

Being a by-law to amend By-law No. 2042/19 respecting Development Charges on Lands within the Corporation of Haldimand County

WHEREAS Section 2(1) of the *Development Charges Act*, S.O. 1997, c.27, as amended (the Act), authorizes municipalities to pass a by-law for the imposition of development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which this by-law applies;

WHEREAS Haldimand County enacted By-law No. 2042/19, being a by-law to establish Development Charges on lands within Haldimand County on the 13th day of May, 2019;

WHEREAS Section 5(1) of the Act, provides for the development charges in By-law No. 2042/19 be adjusted annually by the percentage change during the preceding year, as recorded in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index in the Toronto area;

AND WHEREAS it is deemed necessary to amend By-law 2042/19 by indexing the development charges as per Schedule “B” – “Residential Development Charges by Service and Unit Type”, Schedule “C” – “Non-residential Development Charges by Service Per Square Foot and Per Square Meter of G.F.A.”,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** Section 5) of By-law 2042/19 be deleted and replaced with the following:

The development charge with respect to the development of any land, buildings and structures are to be calculated and collected in accordance with the rates set out in Schedule “B” and Schedule “C”, subject to the other provisions of this by-law, calculated as follows:

- a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units;
 - b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development;
2. **THAT** Section 6) of By-law 2042/19 be deleted and replaced with the following:

Subject to the provisions of this by-law, development charges against land are to be calculated and collected in accordance with the rates set out in Schedule “B” and Schedule “C”, in respect of the services set out in Schedule “A” of this by-law.

- a) Mixed-Use Development
 - i) Where a development has both residential and non-residential uses, development charges will be assessed against both uses, to the extent of their respective uses of a building or structure, and as though the uses were separate.
 - b) Redevelopment
 - i) Development charges payable in a redevelopment shall be calculated by reducing the development charges payable by the maximum number of former residential units or by the maximum non-residential former gross floor area (as the case may be) which had been on the same property within ten (10) years of an action or approval required in Section 4 of this by-law but has since been demolished. Any such reduction shall not produce a refund.
3. **THAT** the clause titled Schedules listed in By-law 2042/19 as Schedule A through D be deleted and replaced with the following:
- Schedule “A” - List of Services
 - Schedule “B” - Residential Development Charges by Service and Unit Type
 - Schedule “C” - Non-residential Development Charges by Service Per Square Foot and Per Square Metre of G.F.A.
 - Schedule “D” - Table from O. Reg. 82/98 referred to in Section 7
4. **THAT** Schedules “B-1” and Schedule “B-2” of By-law 2042/19 be deleted and replaced with Schedule “B” – Residential Development Charges by Service and Unit Type attached hereto and forming a part of this by-law:
5. **THAT** Schedules “C-1” and Schedule “C-2” of By-law 2042/19 be deleted and replaced with Schedule “C” – Non-residential Development Charges by Service Per Square Foot and Per Square Metre of G.F.A. attached hereto and forming a part of this by-law.
6. **THAT** this by-law shall take precedence over any other by-law with which it is inconsistent.
7. **AND THAT** the effective date of the by-law shall be May 14th, 2020.

READ a first and second time this 21st day of April, 2020.

READ a third time and finally passed this 21st day of April, 2020.

DEPUTY MAYOR

CLERK

SCHEDULE "B" TO By-law No. 2155/20
Residential Development Charges by Service and Unit Type

Service	Charge per Unit				
	Singles/Semi Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units
Municipal Wide Services					
Administration	232	173	111	193	88
Ambulance	242	180	116	203	92
Cemeteries	72	54	35	61	28
Fire Protection	710	530	341	596	270
Indoor & Outdoor Recreation Services	7,357	5,488	3,532	6,174	2,797
Library Services	1,165	868	559	978	442
Parking Services	94	70	45	78	36
Public Works	245	183	117	206	93
Services Related to a Highway	2,027	1,512	973	1,701	771
Waste Diversion	168	126	80	141	64
Total Municipal Wide Services	12,311	9,183	5,910	10,330	4,680
Urban Services					
Stormwater Drainage and Control Services	125	93	60	105	47
Wastewater Services	6,102	4,551	2,930	5,120	2,319
Water Services	2,023	1,509	971	1,698	769
Total Urban Services	8,249	6,152	3,961	6,923	3,135
GRAND TOTAL RURAL AREA	12,311	9,183	5,910	10,330	4,680
GRAND TOTAL URBAN AREA	20,560	15,335	9,871	17,253	7,815

SCHEDULE "C" TO By-law No. 2155/20
 Non-Residential Development Charges by Service Per Square Foot and Per
 Square Metre of G.F.A.

Service	NON-RESIDENTIAL	
	Charge (per ft ² of Gross Floor Area)	Charge (per m ² of Gross Floor Area)
Municipal Wide Services		
Administration	0.09	1.00
Ambulance	0.10	1.11
Cemeteries	0.03	0.33
Fire Protection	0.30	3.21
Indoor & Outdoor Recreation Services	0.45	4.88
Library Services	0.07	0.77
Parking Services	0.04	0.44
Public Works	0.10	1.11
Services Related to a Highway	0.80	8.64
Waste Diversion	0.02	0.23
Total Municipal Wide Services	2.00	21.72
Urban Services		
Stormwater Drainage and Control Services	0.05	0.56
Wastewater	2.34	25.14
Water	0.78	8.42
Total Urban Services	3.17	34.12
GRAND TOTAL RURAL AREA	2.00	21.72
GRAND TOTAL URBAN AREA	5.17	55.84