

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 52-2024

BEING A BY-LAW TO AMEND BY-LAW 78-2019 WITH RESPECT TO DEVELOPMENT CHARGES

WHEREAS the Municipality of North Perth enacted By-law 78-2019 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the "Act"), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

AND WHEREAS Section 19 of the *Development Charges Act* provides for amendments to a development charges by-law;

AND WHEREAS Council has before it a report entitled "Development Charges Background Study for the Northeast Master Plan Area", dated May 24, 2024 (the "Study") prepared by Hemson Consulting Ltd., wherein it is indicated that the development of land within the Municipality of North Perth's Northeast Master Plan Area will increase the need for services as defined herein;

AND WHEREAS the study was made available to the public and Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on July 8, 2024, prior to which the Study and the proposed development charge by-law were made available to the public and Council, heard comments and representations from all persons who applied to be heard (the "Public Meeting");

AND WHEREAS Council has determined that no additional Public Meetings are required.


NOW THEREFORE the Council of the Municipality of North Perth HEREBY ENACTS AS FOLLOWS:

1. Repeal the Northeast Master Plan Area (NEMP) Engineering Services DC Rates identified in Schedules B-5, B-6, B-7, and B-8 of By-law 78-2019.

The by-law be amended to no longer include the Northeast Master Plan Area (NEMP) Engineering Services DC Rates in the following Schedules (outlined in red). The remaining rates for the other services outlined in the schedule would remain.

2. Repeal the expiry date in Section 10.1 of By-law 78-2019 in accordance with Section 19 (1.1) of the Development Charges Act.

PASSED this 26th day of August 2024.


MAYOR TODD KASENBERG


ACTING CLERK SARAH CARTER

SCHEDULE B-5
MUNICIPAL-WIDE AND AREA-SPECIFIC NON-DISCOUNTED SERVICES
SCHEDULE OF DEVELOPMENT CHARGES
EFFECTIVE SEPTEMBER 1, 2019

Rates Effective September 1, 2019									
Municipal-Wide Non-Discounted Services	Charge By Unit Type					Non-Residential Charge per sq.ft			Wind Turbines per Unit
	Single & Semi-Detached	Rows & Other Multiples	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Special Care	Commercial/Institutional	Industrial	Bona Fide Farm	
Protection Services									
Fire Protection Services	\$ 923	\$ 601	\$ 525	\$ 364	\$ 309	\$ 0.18	\$ 0.18	\$ 0.18	\$ 1,660
Police Services	\$ 77	\$ 44	\$ 40	\$ 28	\$ 26	\$ -	\$ -	\$ -	\$ 77
Protection Services Total	\$ 1,000	\$ 645	\$ 565	\$ 392	\$ 335	\$ 0.18	\$ 0.18	\$ 0.18	\$ 1,737
Services Related to a Highway									
Public Works	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 903
Roads & Related	\$ 4,354	\$ 2,811	\$ 2,461	\$ 1,704	\$ 1,456	\$ -	\$ -	\$ -	\$ 5,107
Services Related to a Highway Total	\$ 4,354	\$ 2,811	\$ 2,461	\$ 1,704	\$ 1,456	\$ -	\$ -	\$ -	\$ 6,010
Municipal-Wide Non-Discounted Services Total	\$ 5,354	\$ 3,456	\$ 3,026	\$ 2,096	\$ 1,791	\$ 0.18	\$ 0.18	\$ 0.18	\$ 7,747
Urban Area-Specific Non-Discounted Services									
Stormwater Services (Listowel South East Drainage Area)	\$ 1,856	\$ 1,056	\$ 963	\$ 675	\$ 623	\$ 0.75	\$ 0.75	\$ -	\$ -
Water Services (where service is available)	\$ 804	\$ 458	\$ 417	\$ 293	\$ 270	\$ 0.33	\$ 0.11	\$ -	\$ -
Wastewater Services (where service is available)	\$ 2,925	\$ 2,091	\$ 1,777	\$ 1,218	\$ 975	\$ 1.18	\$ 0.30	\$ -	\$ -
Northeast Master Plan Area (NEMP) Engineering Services	\$ 6,302	\$ 3,586	\$ 3,270	\$ 2,293	\$ 2,115	\$ 2.53	\$ 2.53	\$ -	\$ -

Note: Reference to Schedule B-5 in By-law By-law 78-2019.

SCHEDULE B-6
MUNICIPAL-WIDE AND AREA-SPECIFIC NON-DISCOUNTED SERVICES
SCHEDULE OF DEVELOPMENT CHARGES
EFFECTIVE JANUARY 1, 2020

Rates Effective January 1, 2020									
Municipal-Wide Non-Discounted Services	Charge By Unit Type					Non-Residential Charge per sq.ft			Wind Turbines per Unit
	Single & Semi-Detached	Rows & Other Multiples	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Special Care	Commercial/Institutional	Industrial	Bona Fide Farm	
Protection Services									
Fire Protection Services	\$ 1,169	\$ 715	\$ 637	\$ 444	\$ 392	\$ 0.18	\$ 0.18	\$ 0.18	\$ 1,660
Police Services	\$ 77	\$ 44	\$ 40	\$ 28	\$ 26	\$ -	\$ -	\$ -	\$ 77
Protection Services Total	\$ 1,246	\$ 759	\$ 677	\$ 472	\$ 418	\$ 0.18	\$ 0.18	\$ 0.18	\$ 1,737
Services Related to a Highway									
Public Works	\$ 301	\$ 171	\$ 156	\$ 109	\$ 101	\$ -	\$ -	\$ -	\$ 903
Roads & Related	\$ 4,605	\$ 2,843	\$ 2,524	\$ 1,755	\$ 1,542	\$ -	\$ -	\$ -	\$ 5,107
Services Related to a Highway Total	\$ 4,906	\$ 3,014	\$ 2,680	\$ 1,864	\$ 1,643	\$ -	\$ -	\$ -	\$ 6,010
Municipal-Wide Non-Discounted Services Total	\$ 6,152	\$ 3,773	\$ 3,357	\$ 2,336	\$ 2,061	\$ 0.18	\$ 0.18	\$ 0.18	\$ 7,747
Urban Area-Specific Non-Discounted Services									
Stormwater Services (Listowel South East Drainage Area)	\$ 1,856	\$ 1,056	\$ 963	\$ 675	\$ 623	\$ 0.75	\$ 0.75	\$ -	\$ -
Water Services (where service is available)	\$ 804	\$ 458	\$ 417	\$ 293	\$ 270	\$ 0.33	\$ 0.13	\$ -	\$ -
Wastewater Services (where service is available)	\$ 3,915	\$ 2,512	\$ 2,204	\$ 1,527	\$ 1,309	\$ 1.19	\$ 0.60	\$ -	\$ -
Northeast Master Plan Area (NEMP) Engineering Services	\$ 6,302	\$ 3,586	\$ 3,270	\$ 2,293	\$ 2,115	\$ 2.53	\$ 2.53	\$ -	\$ -

Note: Reference to Schedule B-6 in By-law 78-2019.

SCHEDULE B-7
MUNICIPAL-WIDE AND AREA-SPECIFIC NON-DISCOUNTED SERVICES
SCHEDULE OF DEVELOPMENT CHARGES
EFFECTIVE JANUARY 1, 2021

Rates Effective January 1, 2021									
Municipal-Wide Non-Discounted Services	Charge By Unit Type					Non-Residential Charge per sq.ft			Wind Turbines per Unit
	Single & Semi-Detached	Rows & Other Multiples	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Special Care	Commercial/Institutional	Industrial	Bona Fide Farm	
Protection Services									
Fire Protection Services	\$ 1,415	\$ 829	\$ 749	\$ 524	\$ 475	\$ 0.18	\$ 0.18	\$ 0.18	\$ 1,660
Police Services	\$ 77	\$ 44	\$ 40	\$ 28	\$ 26	\$ -	\$ -	\$ -	\$ 77
Protection Services Total	\$ 1,492	\$ 873	\$ 789	\$ 552	\$ 501	\$ 0.18	\$ 0.18	\$ 0.18	\$ 1,737
Services Related to a Highway									
Public Works	\$ 602	\$ 342	\$ 312	\$ 218	\$ 202	\$ -	\$ -	\$ -	\$ 903
Roads & Related	\$ 4,856	\$ 2,875	\$ 2,587	\$ 1,806	\$ 1,628	\$ -	\$ -	\$ -	\$ 5,107
Services Related to a Highway Total	\$ 5,458	\$ 3,217	\$ 2,899	\$ 2,024	\$ 1,830	\$ -	\$ -	\$ -	\$ 6,010
Municipal-Wide Non-Discounted Services Total	\$ 6,950	\$ 4,090	\$ 3,688	\$ 2,576	\$ 2,331	\$ 0.18	\$ 0.18	\$ 0.18	\$ 7,747
Urban Area-Specific Non-Discounted Services									
Stormwater Services (Listowel South East Drainage Area)	\$ 1,856	\$ 1,056	\$ 963	\$ 675	\$ 623	\$ 0.75	\$ 0.75	\$ -	\$ -
Water Services (where service is available)	\$ 804	\$ 458	\$ 417	\$ 293	\$ 270	\$ 0.33	\$ 0.14	\$ -	\$ -
Wastewater Services (where service is available)	\$ 4,905	\$ 2,933	\$ 2,631	\$ 1,836	\$ 1,643	\$ 1.19	\$ 0.90	\$ -	\$ -
Northeast Master Plan Area (NEMP) Engineering Services	\$ 6,302	\$ 3,586	\$ 3,270	\$ 2,293	\$ 2,115	\$ 2.53	\$ 2.53	\$ -	\$ -

Note: Reference to Schedule B-7 in By-law 78-2019.

SCHEDULE B-8
MUNICIPAL-WIDE AND AREA-SPECIFIC NON-DISCOUNTED SERVICES
SCHEDULE OF DEVELOPMENT CHARGES
EFFECTIVE JANUARY 1, 2022

Rates Effective January 1, 2022									
Municipal-Wide Non-Discounted Services	Charge By Unit Type					Non-Residential Charge per sq.ft			Wind Turbines per Unit
	Single & Semi-Detached	Rows & Other Multiples	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Special Care	Commercial/Institutional	Industrial	Bona Fide Farm	
Protection Services									
Fire Protection Services	\$ 1,660	\$ 944	\$ 861	\$ 604	\$ 557	\$ 0.18	\$ 0.18	\$ 0.18	\$ 1,660
Police Services	\$ 77	\$ 44	\$ 40	\$ 28	\$ 26	\$ -	\$ -	\$ -	\$ 77
Protection Services Total	\$ 1,737	\$ 988	\$ 901	\$ 632	\$ 583	\$ 0.18	\$ 0.18	\$ 0.18	\$ 1,737
Services Related to a Highway									
Public Works	\$ 903	\$ 514	\$ 468	\$ 328	\$ 303	\$ -	\$ -	\$ -	\$ 903
Roads & Related	\$ 5,107	\$ 2,906	\$ 2,650	\$ 1,858	\$ 1,714	\$ -	\$ -	\$ -	\$ 5,107
Services Related to a Highway Total	\$ 6,010	\$ 3,420	\$ 3,118	\$ 2,186	\$ 2,017	\$ -	\$ -	\$ -	\$ 6,010
Municipal-Wide Non-Discounted Services Total	\$ 7,747	\$ 4,408	\$ 4,019	\$ 2,818	\$ 2,600	\$ 0.18	\$ 0.18	\$ 0.18	\$ 7,747
Urban Area-Specific Non-Discounted Services									
Stormwater Services (Listowel South East Drainage Area)	\$ 1,856	\$ 1,056	\$ 963	\$ 675	\$ 623	\$ 0.75	\$ 0.75	\$ -	\$ -
Water Services (where service is available)	\$ 804	\$ 458	\$ 417	\$ 293	\$ 270	\$ 0.33	\$ 0.16	\$ -	\$ -
Wastewater Services (where service is available)	\$ 5,894	\$ 3,354	\$ 3,058	\$ 2,144	\$ 1,978	\$ 1.20	\$ 1.20	\$ -	\$ -
Northeast Master Plan Area (NEMP) Engineering Services	\$ 6,302	\$ 3,586	\$ 3,270	\$ 2,293	\$ 2,115	\$ 2.53	\$ 2.53	\$ -	\$ -

Note: Reference to Schedule B-8 in By-law 78-2019.