



Town of Whitby

By-law # 7319-17

Amending Development Charges By-law

Being a By-law to Amend By-law # 7255-17 regarding Development Charges – Roads & Related – Town-wide Infrastructure for the Corporation of the Town of Whitby.

Whereas Council of the Town of Whitby passed By-law # 7255-17 on March 20, 2017 pursuant to the Development Charges Act, 1997, S.O. 1997, c. 27, as amended (the “Act”), whereby the Town of Whitby imposed development charges against land to pay for increased capital costs required because of the increased need for Services arising from development in the area to which By-law # 7255-17 applies;

And Whereas section 19 of the Act provides for amendments to a development charges by-law;

And Whereas Council has before it a report entitled “2017 Development Charges Amendment Background Study: Roads and Related – Town-wide Infrastructure” prepared by Hemson Consulting Ltd., dated July 19, 2017 (the “Update Study”) as required by section 10 of the Act for any amendments to By-law # 7255-17;

And Whereas notice of a public meeting was given pursuant to subsection 12(1) of the Act and in accordance with the regulations under the Act, and copies of the Update Study and this proposed by-law were made available to the public in accordance with subsections 10(4) and 12(1) of the Act;

And Whereas a public meeting was held on September 11, 2017 in accordance with the Act to hear comments and representations from all persons who applied to be heard (the “Public Meeting”);

And Whereas the Council of the Town of Whitby has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge amendment proposal at the Public Meeting, and the public was generally afforded the opportunity to make written submissions relating to this proposed by-law and the Update Study;

And Whereas by resolution at its meeting held on September 18, 2017, Council approved the Update Study and determined that no further public meeting were required under subsection 12(3) of the Act;

Now therefore, the Council of The Corporation of the Town of Whitby hereby enacts as follows:

1. Definitions

- 1.1. “Act” means the Development Charges Act, 1997, S.O. 1997, c.27, as amended or any successor thereto;
- 1.2. “Update Study” means the 2017 Development Charges Amendment Background Study: Roads and Related – Town-wide Infrastructure as prepared by Hemson Consulting Ltd., dated July 19, 2017;

- 1.3. "Public Meeting" refers to the public meeting held on September 11, 2017 in accordance with the Act to hear comments and representations from all persons who applied to be heard.

2. General

- 2.1. By-law # 7255-17 is hereby amended as follows:
 - 2.1.1. Schedule "B" – "Schedule of Residential Development Charges" of By-law # 7255-17 is repealed and replaced with Table 1 of this by-law; and
 - 2.1.2. Schedule "C" – "Schedule of Non-Residential Development Charges" of By-Law # 7255-17 is repealed and replaced with Table 2 of this by-law.
- 2.2. This By-law expires when By-law # 7255-17 expires.

3. Schedule(s)

- 3.1. The following tables attached hereto form part thereof:
 - 3.1.1. Table 1 – (To Amend Schedule "B" of By-law # 7255-17) Schedule of Residential Development Charges
 - 3.1.2. Table 2 – (To Amend Schedule "C" of By-law # 7255-17) Schedule of Non-Residential Development Charges

4. Short Title

- 4.1. This by-law may be cited as the "Town of Whitby Amending Development Charge By-law, 2017".

5. Effective Date

- 5.1. This by-law shall come into full force and effect on October 1, 2017.

By-law read and passed this 18th day of September, 2017.

Don Mitchell, Mayor

Christopher Harris, Town Clerk

TABLE 1
(TO AMEND SCHEDULE “B” OF BY-LAW # 7255-17)
SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES

Column A.	Column B.	Column C.	Column D.
<ul style="list-style-type: none"> • Single-Detached Dwelling Units • Semi-Detached Dwelling Units 	<ul style="list-style-type: none"> • Residential Dwelling Types Not Included in Columns A, C or D • Row Townhouse Dwelling Units with Three (3) or More Bedrooms 	<ul style="list-style-type: none"> • Apartment Dwelling Units with Two (2) or More Bedrooms • Row Townhouse Dwelling Units with Two(2) or Less Bedrooms • Mobile Home Dwelling Units 	<ul style="list-style-type: none"> • Apartment Dwelling Unit with One (1) or Less Bedrooms • Garden Suite Dwelling Units • Special Care/Special Needs Dwelling Units

Service	Column A	Column B	Column C	Column D	Percentage of Charge
General Government	\$994	\$794	\$586	\$381	4.7%
Non-Administrative Operational Facilities	\$160	\$128	\$95	\$62	0.8%
Fire Services	\$921	\$736	\$543	\$353	4.3%
Operations	\$642	\$512	\$378	\$246	3.0%
Parks & Recreation	\$6,173	\$4,929	\$3,639	\$2,367	29.0%
Libraries	\$1,094	\$874	\$645	\$420	5.1%
Parking & By-Law	\$170	\$136	\$100	\$65	0.8%
Waste Management	\$155	\$124	\$91	\$59	0.7%
Total General Services	\$10,309	\$8,233	\$6,077	\$3,953	48.4%
Roads & Related - Town-Wide Infrastructure	\$8,293	\$6,622	\$4,888	\$3,180	38.9%
Roads & Related - Alternate Route And Related Infrastructure	\$2,347	\$1,874	\$1,384	\$900	11.0%
Stormwater Management	\$373	\$297	\$220	\$143	1.7%
Total Engineered Services	\$11,013	\$8,793	\$6,492	\$4,223	51.6%
TOTAL TOWN-WIDE CHARGE PER UNIT	\$21,322	\$17,026	\$12,569	\$8,176	100.0%

TABLE 2
(TO AMEND SCHEDULE "C" OF BY-LAW # 7255-17)
SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Retail Commercial		Other Non-Residential	
	Adjusted Charge per Square Metre	Percentage of Charge	Adjusted Charge per Square Metre	Percentage of Charge
General Government	\$6.86	7.1%	\$3.53	7.0%
Non-Administrative Operational Facilities	\$1.11	1.2%	\$0.57	1.1%
Fire Services	\$6.36	6.6%	\$3.28	6.5%
Operations	\$4.43	4.6%	\$2.28	4.5%
Parks & Recreation	\$0.00	0.0%	\$0.00	0.0%
Libraries	\$0.00	0.0%	\$0.00	0.0%
Parking & By-Law	\$1.17	1.2%	\$0.61	1.2%
Waste Management	\$0.00	0.0%	\$0.00	0.0%
General Services Charge Per sq.m	\$19.93	20.7%	\$10.27	20.4%
Roads & Related - Town-Wide Infrastructure	\$57.37	59.7%	\$30.26	60.0%
Roads & Related - Alternate Route And Related Infrastructure	\$16.23	16.9%	\$8.58	17.0%
Stormwater Management	\$2.57	2.7%	\$1.35	2.7%
Engineered Services Charge Per sq.m	\$76.17	79.3%	\$40.19	79.6%
TOTAL TOWN-WIDE CHARGE PER SQ M	\$96.10	100.0%	\$50.46	100.0%