



# Town of East Gwillimbury

## THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY

### BY-LAW NUMBER 2022-005

#### Being a By-law to amend By-law 2019-063 Town-Wide Development Charges

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, (the “Act”), as amended, authorizes Council to pass by-laws for the imposition of development charges against land to pay for increased capital costs;

AND WHEREAS the Council of the Town of East Gwillimbury, on May 22, 2019, enacted by-law 2019-063 to impose development charges against land;

AND WHEREAS Section 19 of the Act provides for amendments to a development charge by-law;

AND WHEREAS a development charges amendment study has been prepared dated November 26, 2021 (“the Study”), wherein the Study indicated that the development of any land within the Town of East Gwillimbury will increase the need for services as defined herein;

AND WHEREAS copies of the Study and the proposed development charges by-law were available to the public in accordance with section 12 of the Act;

AND WHEREAS the Council of the Corporation of the Town of East Gwillimbury provided notice of a public meeting to be held on December 7, 2021 in accordance with the Act and the regulations thereto;

AND WHEREAS the Council of the Town has heard all persons who applied to be heard and received written submissions whether in objection to, or in support of, the development charges proposal at a public meeting held December 7, 2021;

NOW THEREFORE THE COUNCIL OF THE TOWN OF EAST GWILLIMBURY ENACTS AS FOLLOWS:

By-law 2019-063 is hereby amended as follows:

1. Schedule “A” is deleted and replaced with Schedule “A” attached hereto.
2. Schedule “B” is deleted and replaced with Schedule “B” attached hereto.
3. Subsection 11(1) is deleted and replaced with the following:

11(1)(a) A development charge for each building or structure shall be calculated and payable in full in cash or by certified cheque or by entering into agreement for the performance of work for credit, on the date of the issuance of a building permit for the use to which the development charge applies.

(b) Notwithstanding subsection 11(1)(a), development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first instalment payable on the date of occupancy. Subsequent instalments shall include interest as required in the Town's Council-approved Development Charge Interest Policy, as may be revised from time to time.

(c) Notwithstanding subsection 11(1)(a), development charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of first occupancy certificate issued. Subsequent instalments shall include interest as required in the Town's Council-approved Development Charge Interest Policy, as may be revised from time to time.

(d) 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 two years of building permit issuance, the development charges under Section 11 shall be calculated on the rates set out in Schedule "B" on the date that a complete planning application was submitted, including interest. Where both planning applications apply, development charges under Section 11 shall be calculated on the rates in effect on the day of the latter planning application, including interest as required in the Town's Council-approved Development Charge Interest Policy, as may be revised from time to time.

(e) Notwithstanding subsection 11(1)(a) an owner and the Town may enter into an agreement respecting the timing of the payment of a development charge, or a portion thereof, and the terms of such agreement shall then prevail over the provisions of this By-law.

4. A definition for "non-profit housing development" is added as a new subsection (31.1) as follows:

(31.1) "non-profit housing development" means development of a building or structure intended for use as residential premises by

- a. a corporation without share capital to which the Corporations Act (Ontario) 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 Not-for-profit Corporations Act, 2010 (Ontario) applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c. 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

- d. a non-profit housing co-operative that is incorporated or continued under the Co-operative Corporations Act (Ontario), that is in good standing under that Act and whose primary objective is to provide housing.

5. A definition for “rental housing” is added as new subsection 1.(41.1) as follows:

(41.1) “rental housing” means a building with four or more dwelling units, all of which are intended for use as rented residential premises;

This by-law shall come into force and effect on February 1, 2022.

Except as amended by this By-law, all provisions of By-law 2019-063 are and shall remain in full force and effect.

ENACTED and PASSED this 1st day of February, 2022.

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Virginia Hackson, Mayor

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Tara Lajevardi, Municipal Clerk

**Schedule “A” of BY-LAW 2022-005**

**SCHEDULE OF MUNICIPAL  
SERVICES**

**TOWN-WIDE SERVICES**

1. Growth Studies
2. Library Services
3. Fire and Emergency Services
4. Indoor Recreation
5. Outdoor Recreation
6. Public Works
7. Roads and Related
8. Water Services
9. Wastewater Services

**Schedule "B" OF BY-LAW 2022-005**

**SCHEDULE OF DEVELOPMENT CHARGES**

	Residential Charge Per Unit				Non-Residential Charge Per Square Foot of GFA	
	Single & Semi-Detached	Multiple Dwelling	Apartments ≥ 700 sq.ft.	Apartments < 700 sq.ft.	Retail	Non-Retail
<b>Service Category</b>						
Growth Studies	\$2,152	\$1,737	\$1,275	\$936	\$1.11	\$0.76
Library Services	\$2,594	\$2,093	\$1,537	\$1,128	\$0.00	\$0.00
Emergency Services	\$1,579	\$1,274	\$936	\$687	\$0.82	\$0.57
Indoor Recreation	\$17,255	\$13,923	\$10,227	\$7,503	\$0.00	\$0.00
Outdoor Recreation	\$8,135	\$6,564	\$4,821	\$3,537	\$0.00	\$0.00
Public Works	\$625	\$501	\$369	\$270	\$0.32	\$0.21
Roads and Related	\$8,009	\$6,463	\$4,747	\$3,482	\$7.53	\$2.19
Water Services	\$2,397	\$1,935	\$1,422	\$1,042	\$1.42	\$1.50
Wastewater Services	<u>\$4,598</u>	<u>\$3,710</u>	<u>\$2,723</u>	<u>\$2,000</u>	<u>\$1.76</u>	<u>\$0.93</u>
<b>Total Town Wide Charge</b>	<b>\$47,344</b>	<b>\$38,200</b>	<b>\$28,057</b>	<b>\$20,585</b>	<b>\$12.96</b>	<b>\$6.16</b>