

HALDIMAND COUNTY

By-law Number /20

Reference: FIN-06-2020

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /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, 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 changes 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 **THAT** Section 5) be repealed and replaced with:

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 bylaw, 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 **THAT** Section 6) be repealed and replaced with:

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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 be repealed and replaced with:

Schedule "A" - List of Services

Schedule "B" - Residential Development Charges by Serve 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" be repealed and replaced with:

Schedule "B" – Residential Development Charges by Serve and Unit Type

5. **THAT** Schedules "C-1" and Schedule "C-2" be repealed and replaced with:

Schedule "C" – Non-residential Development Charges by Service Per Square Foot and Per Square Metre of G.F.A.

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 14<sup>th</sup>, 2020.

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READ a first and second time this 27th day of April, 2020.

READ a third time and finally passed this 27th day of April, 2020.

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MAYOR

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CLERK

SCHEDULE "B" TO By-law No. xxxx/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
<b>Municipal Wide Services</b>					
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
<b>Total Municipal Wide Services</b>	<b>12,311</b>	<b>9,183</b>	<b>5,910</b>	<b>10,330</b>	<b>4,680</b>
<b>Urban Services</b>					
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
<b>Total Urban Services</b>	<b>8,249</b>	<b>6,152</b>	<b>3,961</b>	<b>6,923</b>	<b>3,135</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>12,311</b>	<b>9,183</b>	<b>5,910</b>	<b>10,330</b>	<b>4,680</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>20,560</b>	<b>15,335</b>	<b>9,871</b>	<b>17,253</b>	<b>7,815</b>

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

Service	NON-RESIDENTIAL	
	Charge (per ft <sup>2</sup> of Gross Floor Area)	Charge (per m <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services</b>		
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
<b>Total Municipal Wide Services</b>	<b>2.00</b>	<b>21.72</b>
<b>Urban Services</b>		
Stormwater Drainage and Control Services	0.05	0.56
Wastewater	2.34	25.14
Water	0.78	8.42
<b>Total Urban Services</b>	<b>3.17</b>	<b>34.12</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>2.00</b>	<b>21.72</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>5.17</b>	<b>55.84</b>