The Corporation of the Town of Minto

By-Law No. 2021-26

To amend Development Charges By-law 2020-11 for the Town of Minto

WHEREAS Section 19 of the *Development Charges Act, 1997* S.O. 1997, c.27, as amended ("the Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS the Council of the Corporation of the Town of Minto (hereinafter called "the Council") has determined that certain amendments should be made to the Development Charge By-law of the Corporation of the Town of Minto, being By-law 2020-11;

AND WHEREAS, in accordance with the Act, a development charges background study has been completed in respect of the proposed amendment;

AND WHEREAS the Council of the Corporation of the Town of Minto has given notice and held a public meeting in accordance with the Act; and

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MINTO ENACTS AS FOLLOWS:

1. **By-law 2020-11 is hereby amended as follows:**

   a. The following definition is deleted from Subsection 1.1. of the By-law:

      "interest" means the annual rate of interest calculated at the Town's 10-year borrowing rate plus 1%;

   b. Section 2 is deleted and replaced with the following:

      2.1 The categories of services and classes of service for which development charges are imposed under this By-law are as follows:

      Services

      (a) Transportation Services;
      (b) Fire Protection Services;
      (c) Parks and Recreation Services;
      (d) Water Services; and
      (e) Wastewater Services.

      Classes of Service

      (a) Growth-Related Studies

      2.2 The components of the services and classes designated in subsection 2.1 are described in Schedule A.

   c. The following is added to Subsection 3.3

      3.3 (d) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

d. Subsection 3.5 is deleted and replaced with the following:

3.5 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to developments or portions of developments as follows:

(a) the enlargement to an existing residential dwelling unit;
(b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
(c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
(d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
(e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

e. Subsection 3.9 (g), including associated table, is deleted.

3.9 (g) The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

f. Subsections 3.12 and 3.13 are deleted and replaced with the following:

Wind Turbines

3.12 The development charges described in Schedule B to this By-law shall be imposed on wind turbines with respect to transportation services, fire protection services and growth-related studies (excluding those for Parks and Recreation service) on a per unit basis.

Solar Farms

3.13 The development charges described in Schedule B to this By-law shall be imposed on solar farms with respect to transportation services, fire protection services and administration studies (excluding those for Parks and Recreation service) on a per square foot basis.

g. Subsections 3.16, 3.17, and 3.18 are deleted and replaced with the following:

3.16 Notwithstanding Subsection 3.15, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as

provided in the Town's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.

3.17 Notwithstanding Subsection 3.15, Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Town's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.

3.18 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 3.15, 3.16 and 3.17 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 3.15, 3.16 and 3.17 shall be calculated on the rates, including interest as provided in the Town's Council approved Development Charge Interest Policy, set out in Schedule "B" on the date of the later planning application, including interest.

h. Schedule A and B are deleted and replaced with the attached.

2. This By-law shall come into effect on the date of passage.

Read a first, second, third time and passed in open Council this 6th day of April 2021

George A. Bridge, Mayor

Annilene McRobb, Clerk

Schedule "A" To
By-law 2020-11
Components of Services Designated in Section 2.1

Eligible Services

- Water Services
- Wastewater Services
- Transportation Services
  - Roads
  - Public Works Facilities
  - Public Works Vehicles and Equipment
- Fire Protection Services
  - Fire Facilities Fire Vehicles
  - Fire Small Equipment and Gear
- Parks and Recreation Services
  - Parkland Development and Amenities
  - Recreation Facilities
  - Parks and Recreation Vehicles and Equipment

Classes of Service

- Growth-Relates Studies
  - Water Services
  - Wastewater Services
  - Transportation Services
  - Fire Protection Services
  - Parks and Recreation Services

Schedule "B" To By-law 2020-11
Schedule of DevelopmentCharges

Service	RESIDENTIAL					Wind Turbines	Solar Farms	NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units			(per sq.ft. of Gross Floor Area)
Municipal Wide Services:								
Transportation Services	2,220	1,290	984	1,727	859	2,220	1.03	1.03
Fire Protection Services	856	498	379	666	331	856	0.40	0.40
Parks and Recreation Services	451	262	200	351	174	-	-	0.08
Total Municipal Wide Services	**3,527**	**2,050**	**1,563**	**2,744**	**1,364**	**3,076**	**1.43**	**1.51**
Urban Services								
Wastewater Services	4,067	2,364	1,802	3,165	1,573	-	-	1.73
Water Services	1,359	790	602	1,057	526	-	-	0.58
Total Urban Services	**5,426**	**3,154**	**2,404**	**4,222**	**2,099**	**-**	**-**	**2.31**
Class of Service for Growth-Related Studies								
Municipal Wide	58	34	25	46	22	48	0.02	0.03
Urban	86	50	38	67	33	-	-	0.04
GRAND TOTAL RURAL AREA	**3,585**	**2,084**	**1,588**	**2,790**	**1,386**	**3,124**	**1.45**	**1.54**
GRAND TOTAL URBAN AREA	**9,097**	**5,288**	**4,030**	**7,079**	**3,518**	**3,124**	**1.45**	**3.89**