### 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	71															
		CI	harg	e By Unit Ty	ре					Non-Resid	denti	al Charg	e pe	r sa.ft	Wi	nd Turbines
Municipal-Wide Non-Discounted Services	 le & Semi- etached	 Rows & r Multiples	350	partments Bedrooms +	В	partments achelor & 1 Bedroom	Sp	ecial Care	Con	nmercial/ itutional		dustrial	Во	na Fide Farm		per Unit
Protection Services															<del> </del>	
Fire Protection Services	\$ 923	\$ 601	\$	525	\$	364	\$	309	\$	0.18	\$	0.18	\$	0.18	\$	1,660
Police Services	\$ 77	\$ 44	\$	40	\$	28	\$	26		-	\$	-	\$	0.10	\$	77
Protection Services Total	\$ 1,000	\$ 645	\$	565	\$	392	\$	335	S	0.18	\$	0.18	\$	0.18	\$	1,737
Services Related to a Highway													Ť		Ψ_	1,707
Public Works	\$ -	\$ -	\$	-	\$	-	\$	_	\$	_	\$	-	\$	_	\$	903
Roads & Related	\$ 4,354	\$ 2,811	\$	2,461	\$	1,704	\$	1,456	\$	-	\$	1-	\$	_	\$	5,107
Services Related to a Highway Total	\$ 4,354	\$ 2,811	\$	2,461	\$	1,704	\$	1,456		-	\$	-	\$	-	S	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

Φ.	1.050	Φ.	4.050	_	200			_		-							
Ф	1,856	\$	1,056	\$	963	\$	675	\$	623	\$	0.75	\$	0.75	\$	-	\$	-
\$	804	\$	458	\$	417	\$	293	\$	270	\$	0.33	\$	0.11	\$	_	\$	
\$	2,925	\$	2,091	\$	1,777	\$	1,218	\$	975	\$	1.18	\$		\$	_	\$	
•	6 200	Φ.	0.500	•	0.070	_	0.000	_		_							
Ф	0,302	Ф	3,586	Ф	3,270	\$	2,293	\$	2,115	\$	2.53	\$	2.53	\$		\$	-
	\$ \$ \$	\$ 1,856 \$ 804 \$ 2,925	\$ 1,856 \$ \$ 804 \$ \$ 2,925 \$ \$ \$ 6,302 \$	\$ 1,856 \$ 1,056 \$ 804 \$ 458 \$ 2,925 \$ 2,091	\$ 1,856 \$ 1,056 \$ \$ 804 \$ 458 \$ \$ 2,925 \$ 2,091 \$	\$ 804 \$ 458 \$ 417 \$ 2,925 \$ 2,091 \$ 1,777	\$ 1,856 \$ 1,056 \$ 963 \$ \$ 804 \$ 458 \$ 417 \$ \$ 2,925 \$ 2,091 \$ 1,777 \$	\$ 1,856 \$ 1,056 \$ 963 \$ 675 \$ 804 \$ 458 \$ 417 \$ 293 \$ 2,925 \$ 2,091 \$ 1,777 \$ 1,218	\$ 1,856 \$ 1,056 \$ 963 \$ 675 \$ \$ 804 \$ 458 \$ 417 \$ 293 \$ \$ 2,925 \$ 2,091 \$ 1,777 \$ 1,218 \$	\$ 1,856 \$ 1,056 \$ 963 \$ 675 \$ 623 \$ 804 \$ 458 \$ 417 \$ 293 \$ 270 \$ 2,925 \$ 2,091 \$ 1,777 \$ 1,218 \$ 975	\$ 1,856 \$ 1,056 \$ 963 \$ 675 \$ 623 \$ \$ \$ 804 \$ 458 \$ 417 \$ 293 \$ 270 \$ \$ 2,925 \$ 2,091 \$ 1,777 \$ 1,218 \$ 975 \$	\$ 1,856 \$ 1,056 \$ 963 \$ 675 \$ 623 \$ 0.75 \$ 804 \$ 458 \$ 417 \$ 293 \$ 270 \$ 0.33 \$ 2,925 \$ 2,091 \$ 1,777 \$ 1,218 \$ 975 \$ 1.18	\$ 1,856 \$ 1,056 \$ 963 \$ 675 \$ 623 \$ 0.75 \$ \$ 804 \$ 458 \$ 417 \$ 293 \$ 270 \$ 0.33 \$ \$ 2,925 \$ 2,091 \$ 1,777 \$ 1,218 \$ 975 \$ 1.18 \$	\$ 1,856 \$ 1,056 \$ 963 \$ 675 \$ 623 \$ 0.75 \$ 0.75 \$ 0.75 \$ 0.75 \$ 804 \$ 458 \$ 417 \$ 293 \$ 270 \$ 0.33 \$ 0.11 \$ 2,925 \$ 2,091 \$ 1,777 \$ 1,218 \$ 975 \$ 1.18 \$ 0.30	\$ 1,856 \$ 1,056 \$ 963 \$ 675 \$ 623 \$ 0.75 \$ 0.75 \$ \$ \$ 804 \$ 458 \$ 417 \$ 293 \$ 270 \$ 0.33 \$ 0.11 \$ \$ 2,925 \$ 2,091 \$ 1.777 \$ 1.218 \$ 975 \$ 1.18 \$ 0.30 \$	\$ 804 \$ 458 \$ 417 \$ 293 \$ 270 \$ 0.33 \$ 0.11 \$ - \$ 2,925 \$ 2,091 \$ 1,777 \$ 1,218 \$ 975 \$ 1.18 \$ 0.30 \$ -	\$ 1,856 \$ 1,056 \$ 963 \$ 675 \$ 623 \$ 0.75 \$ 0.75 \$ - \$ \$ 804 \$ 458 \$ 417 \$ 293 \$ 270 \$ 0.33 \$ 0.11 \$ - \$ \$ 2,925 \$ 2,091 \$ 1,777 \$ 1,218 \$ 975 \$ 1.18 \$ 0.30 \$ - \$

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																		
				CI	narge	By Unit Ty	ре					Non-Resid	denti	al Charg	е ре	r sa.ft	Wi	nd Turbines
Municipal-Wide Non-Discounted Services	_	Single & Semi-		lows &	2500	artments	Α	partments	Sp	ecial Care	Con	nmercial/	Inc	dustrial	Во	na Fide	1	per Unit
	De	Detached Oth		r Multiples	2 Be	drooms +		achelor & 1			Inst	itutional				Farm	1	
							E	Bedroom										
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													-		_		Ť	1,707
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	000									
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																		
SOCI DE DE PROPRIOSO DON 191 II				CI	narge	By Unit Ty	ре					Non-Resid	denti	al Charg	е ре	r sq.ft	Wi	nd Turbines
Municipal-Wide Non-Discounted Services		Single & Semi-		Rows &		artments	Α	partments	Sp	ecial Care		mercial/		dustrial		na Fide		per Unit
	De	etached	Othe	r Multiples	2 Be	drooms +	1	achelor & 1			Inst	itutional				Farm		
				_				Bedroom									l	
Protection Services	1																	
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	s	1,737
Services Related to a Highway													-	,	Ť		-	.,,,,,,
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															Т	
Stormwater Services (Listowel South East Drainage	\$	1,856	\$	1,056	\$	963	•	675	Ф	623	Φ.	0.75	Φ.	0.75	7	
Area)	Ψ	1,000	Ψ	1,000	Ψ	903	Φ	0/5	Ф	623	Ф	0.75	\$	0.75	\$ - [	\$ -
Water Services (where service is available)	\$	804	\$	458	\$	417	\$	293	\$	270	\$	0.33	\$	0.14	\$ -1	\$ -
Wastewater Services (where service is available)	\$	4.905	\$	2.933	\$	2.631	\$	1.836	\$	1.643	\$	1.19	\$	0.90	\$ -1	\$ -
Northeast Master Plan Area (NEMP) Engineering	6	6,302	æ	3,586	¢.	3,270	Φ.	0.000	Φ.	0.445	_	0.50	_		Ť	
Services	Ψ	0,302	Ψ	3,300	Ф	3,270	Ф	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																		
				CI	harge	By Unit Ty	ре					Non-Resi	de nti	al Charg	е ре	r sq.ft	Wi	nd Turbines
Municipal-Wide Non-Discounted Services		e & Semi-	1	Rows &		artments	Α	partments	Sp	ecial Care		nmercial/		dustrial		na Fide		per Unit
	De	tached	Othe	r Multiples	2 Be	drooms +		achelor & 1			Inst	itutional				Farm	1	
								Bedroom										
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		-	\$	-	\$	0.10	\$	77
Protection Services Total	\$	1,737	\$	988	\$	901	\$	632	-	583	\$	0.18	\$	0.18	\$	0.18	\$	1,737
Services Related to a Highway											Ť		-		Ť	0.10	<u> </u>	1,707
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.