



2019 Development Charges Update Study

Town of Pelham

May 30, 2019

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Table of Contents

	Page
1. Introduction.....	1
1.1 Background.....	1
1.2 Existing Policies (Rules)	3
1.2.1 Payment in any Particular Case.....	3
1.2.2 Determination of the Amount of the Charge.....	3
1.2.3 Application for Land Redevelopment	4
1.2.4 Exemptions (full or partial)	4
1.2.5 Indexing	5
1.2.6 By-law Duration.....	6
1.2.7 Timing of D.C. Payments	6
1.3 Basis for D.C. By-law Update	6
1.4 Summary of the Process.....	6
1.5 Policy recommendations.....	7
1.6 Proposed Changes to the D.C.A.: Bill 108 – An Act to Amend Various Statutes with Respect to Housing, Other Development and Various Other Matters.....	7
2. Anticipated Development.....	10
3. Updates to the Town’s D.C. Study and By-law	11
3.1 Indoor Recreation	11
3.2 D.C. Calculations and Revised D.C. Rates.....	14
3.2.1 Updated D.C. Calculations (2018\$)	14
3.2.2 Revised D.C. Rates (2018\$)	16
3.3 D.C. By-law Updates.....	18
3.4 Other D.C. Requirements	18
3.4.1 Asset Management Plan and Long-Term Capital and Operating Examination	18
4. Recommendations	19



Table of Contents (Cont'd)

	Page
Appendix A	A-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charge
D.C.A.	Development Charges Act
G.F.A.	Gross Floor Area
M.C.C.	Meridian Community Centre
O.Reg.	Ontario Regulation
P.P.U.	Persons per unit
S.D.U.	Single detached unit
Sq.ft.	Square foot



1. Introduction

1.1 Background

The Town of Pelham imposes development charges (D.C.) to recover the increase in needs for service arising from growth. The basis for the calculation of the Town's existing Municipal-wide development charges is documented in the "Town of Pelham Development Charge Background Study", dated May 17, 2018 (amended by Addendum #1 on July 11, 2018), which provided the supporting documentation for By-law 4023(2018). The development charges came into effect October 1, 2018.

The Town's current development charges are shown in Table 1.

The purpose of this report is to recover (through D.C.s) the updated debenture amounts (with respect to the Meridian Community Centre (M.C.C.)) for Indoor Recreation, as well as update the Town's definitions within the D.C. by-law for farms and marijuana buildings.



Table 1
Town of Pelham
Current Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per ft ² of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	9,330	6,647	6,388	3,906	3,191	5.21
Fire Protection Services	349	249	239	146	119	0.19
Outdoor Recreation Services	1,697	1,209	1,162	710	580	0.23
Indoor Recreation Services	1,206	826	505	859	412	0.17
Library Services	563	401	385	236	193	0.08
Administration	678	483	464	284	232	0.39
Total Municipal Wide Services	13,823	9,815	9,143	6,141	4,727	6.27
Urban Services:						
Wastewater Services	2,762	1,968	1,891	1,156	945	1.90
Water Services	1,165	830	798	488	398	0.80
Total Urban Services	3,927	2,798	2,689	1,644	1,343	2.70
GRAND TOTAL RURAL AREA	13,823	9,815	9,143	6,141	4,727	6.27
GRAND TOTAL URBAN AREA	17,750	12,613	11,832	7,785	6,070	8.97



1.2 Existing Policies (Rules)

The following subsections set out the rules governing the calculation, payment and collection of development charges as provided in By-law 4023(2018), in accordance with the Development Charges Act, 1997, as amended (D.C.A.).

1.2.1 Payment in any Particular Case

In accordance with the D.C.A., s.2(2), a D.C. be calculated, payable and collected where the development requires one or more of the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- b) the approval of a minor variance under Section 45 of the Planning Act;
- c) a conveyance of land to which a by-law passed under section 50(7) of the Planning Act applies;
- d) the approval of a plan of subdivision under Section 51 of the Planning Act;
- e) a consent under Section 53 of the Planning Act;
- f) the approval of a description under section 50 of the Condominium Act; or
- g) the issuing of a building permit under the Building Code Act in relation to a building or structure.

1.2.2 Determination of the Amount of the Charge

The calculation for residential development is generated on a per capita basis, and based upon different forms of housing types (single and semi-detached, apartments with two or more bedrooms, one bedroom apartments and bachelors, other multiples, and special care/special dwelling units). The total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). This approach acknowledges that service capacity will be “freed up” by the population decline in existing units. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.

The non-residential D.C. has been calculated based on a per square foot of gross floor area basis.



1.2.3 Application for Land Redevelopment

In the case of the re-development involving the demolition and replacement of all or part of a building or structure:

- 1) a credit offsetting the development charges payable shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the five years prior to the issuance of the demolition permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued; and
- 2) the credit shall be calculated as follows:
 - a) for residential buildings, the credit shall be equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable under this by-law.
 - b) for non-residential buildings, the credit shall be equivalent to the gross floor area demolished multiplied by the applicable non-residential development charge in place at the time the development charge is payable under this by-law.

The credit cannot exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this by-law.

If a development includes the conversion of a premise from one use (the "first use") to another use, then the amount of development charges payable shall be reduced by the amount, calculated pursuant to this By-law at the current development charge rates, that would be payable as development charges in respect of the first use, provided that such reduction shall not exceed the development charges otherwise payable.

1.2.4 Exemptions (full or partial)

- a) Statutory exemptions:
 - o industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)) of the D.C.A.;



- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);
 - residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).
- b) Non-statutory exemptions:
- a hospital as defined under the Public Hospitals Act;
 - that portion of a place of worship that is exempt from taxation under the Assessment Act;
 - a garden suite;
 - a farm help house;
 - a farm building;
 - Institutions that are exempt from municipal taxation under the following legislation;
 - Social Housing Reform Act;
 - Long Term Care Act; or
 - Mental Health Act;
 - save and except those that are operated for profit; and
 - land developed for purposes where the development is clearly exempt from taxation under Provincial or Federal Legislation.

For the areas of downtown Fenwick and downtown Fonthill, a 75% exemption to the D.C. shall apply, based on the conditions set out in section 4(7) of the D.C. by-law.

1.2.5 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2020 and each January 1st thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (CANSIM Table 327-0043)¹ for the most recent year-over-year period.

¹ O.Reg 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. As of the end of December 2013 this catalogue has been discontinued and replaced by this web based table.



1.2.6 By-law Duration

The by-law will expire at 12:01 AM on October 1, 2023 unless it is repealed by Council at an earlier date.

1.2.7 Timing of D.C. Payments

Development charges imposed under the By-law are calculated, payable and collected upon issuance of the first building permit for the development.

Despite the above, Council from time to time, and at any time, may enter into Agreements providing for all or any part of the development charge to be paid before or after it would otherwise be payable, in accordance with Section 27 of the D.C.A.

1.3 Basis for D.C. By-law Update

This D.C. Update Study provides for an amendment to the Town's current development charges by-law (By-law 4023(2018)). The purpose of this amendment is to update the indoor recreation service standard, the recovery amount for the growth-related debenture of the Meridian Community Centre, update the reserve fund balance, and to update definitions in the D.C. by-law.

Details on the changes to the calculation and by-law are presented in Chapter 3 of this report. The draft amending by-law is presented in Appendix A to this report.

1.4 Summary of the Process

The public meeting required under Section 12 of the D.C.A., has been scheduled for July 8, 2019. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Town's D.C.s.

The process to be followed in finalizing the report and recommendations includes:

- c) consideration of responses received prior to, at, or immediately following the Public Meeting; and
- d) finalization of the report and Council consideration of the by-law subsequent to the public meeting.



Table 2 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Table 2
Schedule of Key D.C. Process Dates for the Town of Pelham

1. Data collection, staff review, engineering work, D.C. calculations and policy work	April 2019
2. Background study and proposed by-law available to public	May 30, 2019
3. Public meeting advertisement placed in newspaper(s)	No later than June 17, 2019
4. Public meeting of Council	July 8, 2019
5. Council considers adoption of background study and passage of by-law	August, 2019
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.5 Policy recommendations

It is recommended that the Town's current D.C. policies, as identified in section 1.2 of this report, be continued.

1.6 Proposed Changes to the D.C.A.: Bill 108 – An Act to Amend Various Statutes with Respect to Housing, Other Development and Various Other Matters

On May 2, 2019, the Province introduced Bill 108 which proposes changes to the Development Charges Act. The Bill has been introduced as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan". The Bill was given first reading and is expected to be debated over the coming months.

The Act proposes that any Development Charge (D.C.) by-laws passed after May 2, 2019 will be affected by these proposed changes. Any by-laws which were passed prior



to this date will remain in effect until it is either repealed or expires. A summary of the proposed changes to the Development Charges Act (D.C.A.) is provided below:

Changes to Eligible Services – the Bill will remove “Soft Services” from the D.C.A. These services will be considered as part of a new Community Benefit Charge (discussed below) imposed under the Planning Act. Eligible services which will remain under the D.C.A. are as follows:

- Water supply services, including distribution and treatment services;
- Waste water services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway as defined in subsection 1 (1) of the Municipal Act, 2001 or subsection 3 (1) of the City of Toronto Act, 2006, as the case may be;
- Electrical power services;
- Policing services;
- Fire protection services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services; and
- Other services as prescribed.

Waste Diversion – the Bill will remove the mandatory 10% deduction for this service.

Payment in Installments over Six Years – the Bill proposes that Rental Housing, Non-Profit Housing and Commercial/Industrial/Institutional developments pay their development charges in six equal annual payments commencing the earlier of the date of issuance of a building permit or occupancy. If payments are not made, interest may be charged (at a prescribed rate) and may be added to the property and collected as taxes.

When D.C. Amount is Determined – the Bill proposes that the D.C. amount for all developments proceeding by Site Plan or requiring a zoning amendment, shall be determined based on the D.C. charge in effect on the day of the application for Site Plan or zoning amendment. If the development is not proceeding via these planning approvals then the amount is determined the earlier of the date of issuance of a building permit or occupancy.



Soft Services to be Included in a new Community Benefit Charge under the Planning Act – it is proposed that a municipality may by by-law impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. These services may not include services authorized by the D.C.A. Various provisions are provided as follows:

- Before passing a community benefits charge by-law, the municipality shall prepare a community benefits charge strategy that, (a) identifies the facilities, services and matters that will be funded with community benefits charges and (b) complies with any prescribed requirements;
- The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date;
- The valuation date is the day before building permit issuance;
- Valuations will be based on appraised value of land. Various requirements are set out in this regard;
- All money received by the municipality under a community benefits charge by-law shall be paid into a special account;
- In each calendar year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year;
- Requirements for annual reporting shall be prescribed; and
- Transitional provisions are set out regarding the D.C. reserve funds and D.C. credits.



2. Anticipated Development

The 2018 D.C. study provided for the anticipated residential and non-residential growth within the Town of Pelham. The growth forecast associated with services included in the background study is provided in Table 3 below.

Table 3
Town of Pelham
2018 D.C. Background Study – Growth Forecast Summary

Measure	10 Year 2018-2027	20 Year 2018-2037	Urban Build Out 2018-Urban Build Out
(Net) Population Increase	3,432	5,960	8,580
Residential Unit Increase	1,535	2,649	3,724
Non-Residential Gross Floor Area Increase (ft ²)	523,600	862,700	768,700

Source: Watson & Associates Economists Ltd. Forecast 2018

For the purposes of this D.C. update, the 2018 D.C. Background Study growth forecast remains unchanged as the incremental growth is anticipated to remain the same.



3. Updates to the Town's D.C. Study and By-law

The Town passed By-law 4023(2018) and came into effect on, October 1, 2018, being a by-law for the purposes of establishing and collecting a development charge in accordance with the provisions of the D.C.A. The D.C. Background Study and By-law identified anticipated capital needs for recovery through D.C.s for Municipal-wide Services. This chapter of the report summarizes the updates to Indoor Recreation regarding the increase of D.C. recovery due to the increase in the service standard ceiling, as well as the updates to the by-law definitions. As the indoor recreation debenture is being updated as part of the 2018 D.C. study, the discounting of the payments will be based on 2018 (the year of the last D.C. Background Study and adoption of the D.C. By-law).

3.1 Indoor Recreation

As noted in section 1.3, the Town has requested that the indoor recreation capital sheet be updated to reflect the updated service standard ceiling (now that the M.C.C. is in service). The M.C.C. debenture (principal and interest, discounted) and current reserve fund balance form the updates to the indoor recreation capital sheet.

The service standard for indoor recreation has been updated to include the M.C.C., which results in an updated investment per capita of \$689 (previously \$513). Based on this amount, the D.C.-eligible amount for indoor recreation is \$2,364,202 (previously \$1,761,852). Table 4 provides for the updated service standard as per section 5(1)4 of the D.C.A.

The discounted M.C.C. debenture amounts to \$11,893,451 for principal and \$1,956,891 for interest. The reserve fund balance included for recovery is \$149,869. This provides a total gross cost amount of \$14,000,211. A reduction in the amount of \$11,272,274 has been applied to reflect the post period benefit. Therefore, the net growth-related amount for indoor recreation is \$2,727,937 (note that of this amount, \$364,251 relating to the interest component is not subject to the service standard ceiling).

Based on the Town's 2018 D.C. study, the costs allocated between residential and non-residential development are continued to be based on the allocation of predominant users of the service, which provides a 95% residential and 5% non-residential over the 10-year forecast period. The updated capital sheet is presented in Table 5.



**Table 4
Indoor Recreation Service Standard**

**Town of Pelham
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities
Unit Measure: ft² of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Arena	29,690	29,690	29,690	29,690	29,690	29,690	29,690	29,690	29,690	-	\$193	\$234
Senior Citizen's Centre	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$167	\$206
Outdoor Swimming Pool	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	\$153	\$190
Storage Hut at Arena	912	912	912	912	912	912	912	912	912	-	\$85	\$115
Portable 1 (Dressing Room)	-	-	-	-	-	504	504	504	504	-	\$171	\$210
Portable 2 (Lunchroom/Washroom)	-	-	-	-	-	504	504	504	504	-	\$131	\$166
Meridian Community Centre										143,000	\$256	\$277
Total	38,162	38,162	38,162	38,162	38,162	39,170	39,170	39,170	39,170	150,560		

Population	16,442	16,553	16,598	16,699	16,801	16,907	17,009	17,110	17,530	18,089
Per Capita Standard	2.3210	2.3054	2.2992	2.2853	2.2714	2.3168	2.3029	2.2893	2.2345	8.3233

10 Year Average	2008-2017
Quantity Standard	2.8949
Quality Standard	\$238
Service Standard	\$689

D.C. Amount (before deductions)	10 Year
Forecast Population	3,432
\$ per Capita	\$689
Eligible Amount	\$2,364,202



3.2 D.C. Calculations and Revised D.C. Rates

3.2.1 Updated D.C. Calculations (2018\$)

The detailed calculation table underlying the updated indoor recreation capital figures are summarized in Table 6, which calculates the proposed development charge to be imposed on anticipated development in the Town for the updated debenture and reserve fund over the 10-year planning horizon.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Table 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units to calculate the charge in Table 6. With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of gross floor area.

Tables 7 and 8 compare the amended and existing single detached dwelling unit and non-residential per square foot development charges.



Table 6
Town of Pelham
Indoor Recreation D.C. Calculation (2018-2027)

SERVICE	2018\$ D.C.-Eligible Cost		2018\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
6. <u>Indoor Recreation Services</u>	\$	\$	\$	\$
6.1 Recreation facilities	2,591,540	136,397	1,884	0.26
	2,591,540	136,397	1,884	0.26
TOTAL	\$2,591,540	\$136,397	\$1,884	\$0.26
D.C.-Eligible Capital Cost	\$2,591,540	\$136,397		
10-Year Gross Population/GFA Growth (sq.ft.)	4,023	523,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$644.18	\$0.26		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.924	\$1,884		
Apartments - 2 Bedrooms +	2.002	\$1,290		
Apartments - Bachelor and 1 Bedroom	1.224	\$788		
Other Multiples	2.083	\$1,342		
Special Care/Special Dwelling Units	1.000	\$644		

Table 7
Town of Pelham
Comparison of Existing and Amending Residential D.C. (2018\$)

Service	D.C. Based on 2018 Study	Calculated D.C. Based on 2019 Update
Municipal Wide Services:		
Services Related to a Highway	9,330	9,330
Fire Protection Services	349	349
Outdoor Recreation Services	1,697	1,697
Indoor Recreation Services	1,206	1,884
Library Services	563	563
Administration	678	678
Total Municipal Wide Services	13,823	14,501
Urban Services:		
Wastewater Services	2,762	2,762
Water Services	1,165	1,165
Total Urban Services	3,927	3,927
Grand Total - Urban Area	17,750	18,428



Table 8
Town of Pelham
Comparison of Existing and Amending Non-Residential D.C. (2018\$)

Service	D.C. Based on 2018 Study	Calculated D.C. Based on 2019 Update
Municipal Wide Services:		
Services Related to a Highway	5.21	5.21
Fire Protection Services	0.19	0.19
Outdoor Recreation Services	0.23	0.23
Indoor Recreation Services	0.17	0.26
Library Services	0.08	0.08
Administration	0.39	0.39
Total Municipal Wide Services	6.27	6.36
Urban Services:		
Wastewater Services	1.90	1.90
Water Services	0.80	0.80
Total Urban Services	2.70	2.70
Grand Total - Urban Area	8.97	9.06

3.2.2 Revised D.C. Rates (2018\$)

Based on the calculations above, the D.C. for Indoor Recreation is calculated to increase from \$1,206 to \$1,884 per single detached unit, and from \$0.17 to \$0.26 per square foot for non-residential development.

Table 9 provides for the updated Municipal-wide development charges.



Table 9
Town of Pelham
Updated Development Charge Schedule (2018\$)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per ft ² of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	9,330	6,647	6,388	3,906	3,191	5.21
Fire Protection Services	349	249	239	146	119	0.19
Outdoor Recreation Services	1,697	1,209	1,162	710	580	0.23
Indoor Recreation Services	1,884	1,342	1,290	789	644	0.26
Library Services	563	401	385	236	193	0.08
Administration	678	483	464	284	232	0.39
Total Municipal Wide Services	14,501	10,331	9,928	6,071	4,959	6.36
Urban Services:						
Wastewater Services	2,762	1,968	1,891	1,156	945	1.90
Water Services	1,165	830	798	488	398	0.80
Total Urban Services	3,927	2,798	2,689	1,644	1,343	2.70
GRAND TOTAL RURAL AREA	14,501	10,331	9,928	6,071	4,959	6.36
GRAND TOTAL URBAN AREA	18,428	13,129	12,617	7,715	6,302	9.06



3.3 D.C. By-law Updates

In discussion with Town staff, it was determined that the by-law's definitions with respect to farm buildings and marijuana production facilities need to be updated to clearly state the differences between the two types of development.

Within section 1 of the D.C. by-law, the following refinements (highlighted in yellow) to the definitions are as follows:

- (17) "Farm building" means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use **and excludes marijuana production facilities**;
- (26) "Marijuana production facilities" means a building used, designed or intended for growth, producing, **processing**, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the Marihuana for Medical Purposes Regulations, SOR/2013-119, under the Controlled Drugs and Substances Act, S.C. 1996, c.19.

3.4 Other D.C. Requirements

3.4.1 Asset Management Plan and Long-Term Capital and Operating Examination

Sections 10(2) and 10(3) of the D.C.A. set out the requirements for the inclusion of an asset management plan and long-term capital and operating examination as part of the D.C. study. However, as this D.C. update study does not involve any capital project updates, there is no change to the asset management plan or long-term capital and operating impacts presented in the Town of Pelham's 2018 D.C. background study.



4. Recommendations

It is recommended that Council:

“Continue the D.C. approach to calculate the charges on a uniform Municipal-wide basis for all services”;

“Approve the Development Charges Update Study dated May 30, 2019, as amended (if applicable)”;

“Approve the updated D.C. calculations set out in Chapter 3 of the Development Charges Update Study dated May 30, 2019;

“Approve the by-law revisions set out in Chapter 3 of the Development Charges Update Study dated May 30, 2019”;

“Determine that no further public meeting is required”; and

“Approve the Amending Development Charges By-law as set out in Appendix A”.



Appendix A

Draft Amending Development Charges By-law



The Corporation of the Town of Pelham

By-law Number _____(2019)

Being a By-Law of The Corporation of the Town of Pelham To Amend By-Law 4023(2018), Respecting Development Charges

Whereas the Town of Pelham enacted By-law 4023(2018) pursuant to the Development Charges Act, 1997, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

And Whereas the Town has undertaken a study pursuant to the Act which has provided updated definitions and an updated Schedule B to By-law 4023(2018);

And Whereas Council has before it a report entitled “Town of Pelham 2019 Development Charges Update Study” prepared by Watson & Associates Economists Ltd., dated May 30, 2019 (the “update study”);

And Whereas the update study and proposed amending by-law were made available to the public on May 30, 2019 and Council gave notice to the public pursuant to section 12 of the Act.

And Whereas Council, on July 8, 2019 held a meeting open to the public, pursuant to section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM HEREBY ENACTS AS FOLLOWS:

1. By-law 4023(2018) is hereby amended as follows:

a) Revision of Farm Building to the definitions in section 1 (17), as follows:

(17) Farm building” means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use and excludes marijuana production facilities.”

b) Revision of Marijuana production facilities to the definitions in section 1 (26), as follows:



(26) “Marijuana production facilities” means a building used, designed or intended for growth, producing, processing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the Marihuana for Medical Purposes Regulations, SOR/2013-119, under the Controlled Drugs and Substances Act, S.C. 1996, c.19”

c) Schedule “B” is deleted and the attached Schedule “B” is substituted therefore.

2. This by-law shall come into force on the day it is enacted.

3. Except as amended by this by-law, all provisions of By-law 4023(2018), as amended, are and shall remain in full force and effect.

By-law read a first and second time this ___ day of August, 2019.

By-law read a third time and finally passed this ___ day of August, 2019.

Corporation of the Town of Pelham

Mayor: _____

Marvin Junkin

Clerk: _____

Nancy Bozzato



Schedule "B"
Schedule of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per ft ² of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	9,330	6,647	6,388	3,906	3,191	5.21
Fire Protection Services	349	249	239	146	119	0.19
Outdoor Recreation Services	1,697	1,209	1,162	710	580	0.23
Indoor Recreation Services	1,884	1,342	1,290	789	644	0.26
Library Services	563	401	385	236	193	0.08
Administration	678	483	464	284	232	0.39
Total Municipal Wide Services	14,501	10,331	9,928	6,071	4,959	6.36
Urban Services:						
Wastewater Services	2,762	1,968	1,891	1,156	945	1.90
Water Services	1,165	830	798	488	398	0.80
Total Urban Services	3,927	2,798	2,689	1,644	1,343	2.70
GRAND TOTAL RURAL AREA	14,501	10,331	9,928	6,071	4,959	6.36
GRAND TOTAL URBAN AREA	18,428	13,129	12,617	7,715	6,302	9.06