



## THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY

### BY-LAW NUMBER 2016-066

#### BEING A BY-LAW TO AMEND BY-LAW 2014-083

**WHEREAS** subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the "Act") provides that the council of a municipality may pass by-laws for the imposition of development charges against land to pay for increased capital costs because of increased need for services arising from the development of the area to which the by-law applies;

**AND WHEREAS** the Council of the Corporation of the Town of East Gwillimbury on June 2, 2014, enacted By-law 2014-083 to impose development charges against land;

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

**AND WHEREAS** a development charges amendment study has been prepared dated May 13, 2016 ("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 made 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 has given notice of and held a public meeting on June 21, 2016 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 on June 21, 2016;

**AND WHEREAS** on June 28, 2016, Council approved the Study thereby updating its capital forecast where appropriate and indicated that it intends to ensure that the increase in the need for services to service the anticipated development will be met;

**AND WHEREAS** at its meeting held on June 28, 2016, Council expressed its intention that infrastructure related to post 2031 development shall be paid for by development charges;

**AND WHEREAS** Council has indicated its intent that the future excess capacity identified in the Study shall be paid for by development charges;

**AND WHEREAS** at its meeting held on June 28, 2016, Council approved the Study and determined that no further public meetings were required under section 12 of the Act.

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

1. By-law 2014-083 is hereby amended as follows:
  - a) Schedule "B" is amended by the attached Schedule "A" substituted therefore.
2. This by-law shall come into force and effect on June 29, 2016.

Except as amended by this By-law, all provisions of By-law 2014-083 are and shall remain in full force and effect.

ENACTED and PASSED this 28<sup>th</sup> day of June, 2016.

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Virginia Hackson, Mayor

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Fernando Lamanna, Municipal Clerk

## Schedule "A" of BY-LAW 2016-066

### SCHEDULE OF DEVELOPMENT CHARGES

Replace the following lines in Schedule "B" of By-law 2014-083:

Service Category	Residential Charge by Unit Type				Non-Residential Charge	
	Single & Semi Detached	Multiple Dwelling	Apartment ≥ 650 sq ft	Apartment < 650 sq ft	Retail (sq ft of GFA)	Non-Retail (sq ft of GFA)
Indoor Recreation	6,098	5,146	3,846	2,765	-	-
Outdoor Recreation	3,189	2,691	2,011	1,446	-	-
Roads and Related	1,570	1,325	990	712	2.04	0.31
Water Services	234	197	147	106	0.16	0.04
Wastewater Services	1,763	1,488	1,112	800	1.21	0.29

With the following:

Service Category	Residential Charge by Unit Type				Non-Residential Charge	
	Single & Semi Detached	Multiple Dwelling	Apartment ≥ 650 sq ft	Apartment < 650 sq ft	Retail (sq ft of GFA)	Non-Retail (sq ft of GFA)
Indoor Recreation	7,008	5,913	4,419	3,178	-	-
Outdoor Recreation	5,305	4,477	3,345	2,406	-	-
Roads and Related	1,659	1,400	1,046	752	2.83	0.43
Water Services	554	468	349	251	0.49	0.19
Wastewater Services	2,686	2,267	1,694	1,218	2.43	0.78

The amounts of the development charges set out in Schedule "A" of this By-law shall be adjusted semi-annually by the Town without amendment to this By-law on July 1 and January 1 each year, commencing January 1, 2017.