



## The Corporation of the Town of East Gwillimbury

### By-law 2024-053

#### Being a By-law to amend By-law 2024-033 Town-Wide Development Charges

Whereas subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c. 27, (the "Act"), as amended, authorizes Council to pass by-laws for the imposition of development charges against land to pay for increased capital costs; and

Whereas the Council of the Town of East Gwillimbury, on May 20, 2024, enacted by-law 2024-033 to impose development charges against land; and

Whereas Section 19 of the Act provides for amendments to a development charge by-law;

Now therefore the Municipal Council of The Corporation of the Town of East Gwillimbury enacts as follows:

1. That By-law 2024-033 is hereby amended as follows:
  - a. Schedule "A" is deleted and replaced with Schedule "A" attached hereto.
  - b. Schedule "B" is deleted and replaced with Schedule "B" attached hereto.
  - c. Subsection 11(1)(d) is deleted and replaced with the following:
    - (d) Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within eighteen months of building permit issuance, the development charges under Section 11 shall be calculated on the rates set out in Schedule "B" on the date that a complete planning application was submitted, including interest. Where both planning applications apply, development charges under Section 11 shall be calculated on the rates in effect on the day of the latter planning application, including interest as required in the Town's Council-approved Development Charge Interest Policy, as may be revised from time to time.
2. That this by-law shall come into force and effect on June 25, 2024.
3. That, except as amended by this By-law, all provisions of By-law 2024-033 are and shall remain in full force and effect.

Enacted and passed this 25<sup>th</sup> day of June, 2024.



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Virginia Hackson, Mayor



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Andrew Walkom, Deputy Clerk

**Schedule "A" of BY-LAW 2024-053**

**SCHEDULE OF MUNICIPAL  
SERVICES**

**TOWN-WIDE SERVICES**

1. Growth Studies
2. Library Services
3. Fire Services
4. Indoor Recreation
5. Outdoor Recreation
6. Public Works
7. Roads and Related
8. Water Services
9. Wastewater Services

**Schedule "B" OF BY-LAW 2024-053**  
**SCHEDULE OF DEVELOPMENT CHARGES**

Service Category	Residential Development Charge per Unit				Non-Residential Development Charge Per Square Foot of GFA	
	Single & Semi Detached	Multiples	Apartments ≥ 700 sq ft	Apartments < 700 sq ft	Retail	Non-Retail
<b>General Services</b>						
Growth Studies	\$808	\$643	\$530	\$387	\$0.52	\$0.70
Library Services	\$3,934	\$3,132	\$2,578	\$1,885	\$0.00	\$0.00
Fire Services	\$2,699	\$2,148	\$1,769	\$1,293	\$1.73	\$0.96
Indoor Recreation	\$21,316	\$16,970	\$13,976	\$10,218	\$0.00	\$0.00
Outdoor Recreation	\$9,272	\$7,381	\$6,079	\$4,444	\$0.00	\$0.00
Public Works	\$847	\$674	\$556	\$406	\$0.55	\$0.30
<b>Subtotal General Services</b>	<b>\$38,876</b>	<b>\$30,948</b>	<b>\$25,488</b>	<b>\$18,633</b>	<b>\$2.80</b>	<b>\$1.96</b>
<b>Engineering Services</b>						
Roads and Related	\$8,624	\$6,867	\$5,654	\$4,133	\$8.49	\$1.41
Water Services	\$1,745	\$1,390	\$1,145	\$837	\$0.55	\$0.35
Wastewater Services	\$5,724	\$4,557	\$3,753	\$2,744	\$2.47	\$1.46
<b>Subtotal Engineering Services</b>	<b>\$16,093</b>	<b>\$12,814</b>	<b>\$10,552</b>	<b>\$7,714</b>	<b>\$11.51</b>	<b>\$3.22</b>
<b>TOTAL DEVELOPMENT CHARGE</b>	<b>\$54,969</b>	<b>\$43,762</b>	<b>\$36,040</b>	<b>\$26,347</b>	<b>\$14.31</b>	<b>\$5.18</b>