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**To:** Mayor and Council

**From:** Anita Verstraten, Manager of Budgets and Reporting/Deputy Treasurer

**Date:** February 19, 2025

**Subject:** Amendment to the Development Charges By-law

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### Report Highlights

- Subsequent to the passage of Development Charges By-law 2023-070, as amended, Township staff observed an error in the definitions section of the by-law.
- This amendment will correct the definition of “Other Multiples” and “Non-residential” in the Development Charges By-law, as amended.
- The necessary public process for amending the by-law will be undertaken as required under the *Development Charges Act, 1997*.

### Recommendation

That the report from the Manager of Budgets and Reporting/Deputy Treasurer regarding Amendment to the Development Charges By-law, dated February 19, 2025, be received; and,

That a public meeting, as required under the *Development Charges Act, 1997*, be held on April 16, 2025; and,

That an amending by-law be presented at the April 16, 2025, regular meeting of Council for consideration and approval.

### Background

On June 21, 2023, Township Council enacted and passed by-law 2023-070 with respect to Development Charges. By-law amendments were enacted due to changes in the Development Charges legislation. These amending by-laws were 2024-061, 2024-087, and 2024-100. Subsequently, Township staff observed an error in the definitions section of By-law 2023-070, as amended. These definitions were noted in By-law 2023-070 as follows:

**1.43. Non-residential:** means land, buildings or structures or portions thereof used, or designed or intended to be used for a use other than for a dwelling unit;

**1.44. Other Multiple:** means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses

The definition for Other Multiple above, should have been the definition for Non-residential. In addition, the definition for Other Multiple should have been as follows:

**Other Multiple:** means all dwellings other than single detached dwellings, semi-detached dwellings, apartment unit dwellings, and special care/special need dwellings

The amending by-law will correct this error.

As required by the *Development Charges Act, 1997*, to amend a Development Charges By-law, the Township must release a background study 60 days prior to Council consideration and passage of the amending by-law. This staff report will serve as the required background study and be posted to the Township's website. In addition, the Township will undertake a public meeting, as required by the *Development Charges Act, 1997*. This meeting will allow Council and the public to ask questions and make representations with respect to the amending by-law.

## Conclusion

This report outlines the process staff have and are undertaking to address the definition error in the Development Charges by-law, as amended.

## Financial Implications

Amendments to the development charges by-law, supported by this report (i.e. the development charges update study), ensure that growth pays for growth to the extent possible and that the appropriate charge is imposed on Other Multiples (e.g. townhouses).

## Strategic Priorities/Goals

The above initiative supports the following Strategic Priorities/Goals:

**Goal 5** - Corporate actions.

## Approvals

**Submitted by:** Anita Verstraten, Manager of Budgets and Reporting/Deputy Treasurer

**Reviewed by:** Greg Bedard, CPA, CMRP, Interim Deputy Chief Administrative Officer

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**Submitted by:** Anita Verstraten, Manager of Budgets and Reporting/Deputy Treasurer

**Financial Implications Reviewed by:** Greg Bedard, CPA, CMRP, Interim Deputy Chief Administrative Officer

**Approved by:** Doug Herron, Interim Chief Administrative Officer

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## Applicable Municipal Policy or Legislation

- [Municipal Act, 2001, S.O. 2001, c. 25](#)
- [Development Charges Act, 1997, S.O. 1997, c. 27](#)

## Attachments

- Appendix A – Draft Amending Development Charges By-law

## Background or Relevant Reports on Subject

- <https://www.springwater.ca/en/business-and-development/development-charges.aspx>