

The Corporation of the Township of Essa

By-law 2024-51

Being a By-law to amend By-law 2023-32, A by-law to establish municipal-wide and area-specific development charges for the Corporation of the Township of Essa

WHEREAS subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c. 27, (the "Act"), as amended, authorizes that the Council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs arising from development of the area to which the by-law applies; and

WHEREAS the Council of the Township of Essa, on June 21, 2023, enacted by-law 2023-32 to impose development charges against land; and

WHEREAS Bill 185, Cutting Red Tape to Build More Homes Act, 2024, upon Royal Assent, made certain amendments to the Act, including to subsection 5(3) that added the costs of certain studies as capital costs; and

WHEREAS section 19 of the Act was also amended to provide for amendments to be made to a development charges by-law; and

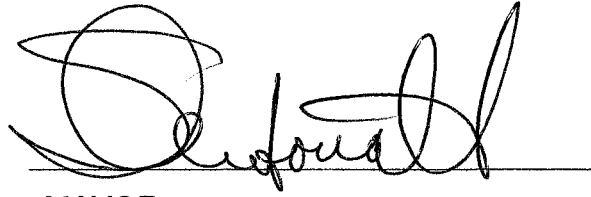
WHEREAS subsection 19 (1.2) of the Act was added to permit a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19 (1) of the Act to be followed, including the process to provide notice; and

WHEREAS on November 06, 2024, the Council of the Township approved Report No. CAO026-24 thereby indicating that it intends to include Development-Related Studies costs, pursuant to paragraphs 5 and 6 of subsection 5 (3) of the Act, within the development charge calculation;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ESSA ENACTS AS FOLLOWS:

1. That By-law 2023-32 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.
2. That this by-law shall come into force and effect on date of November 11, 2024.
3. That, except as amended by this By-law, all provisions of By-law 2023-32 are and shall remain in full force and effect.

READ A FIRST, AND TAKEN AS READ A SECOND AND THIRD TIME AND
FINALLY PASSED on this the 6th day of November, 2024.

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MAYOR

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CLERK

Schedule "A"

Designated Municipal Services Under this By-law

1. Library Services
2. Fire Services
3. Police Services
4. Parks and Recreation
5. Development-Related Studies
6. Services Related to a Highway: Public Works and Fleet
7. Services Related to a Highway: Roads and Related
8. Angus Sewer Services
9. Angus Water Services

Schedule "B"

Schedule of Development Charges: Township-Wide and Area-Specific Charges

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
Library Services	\$178	\$157	\$105	\$77	\$0.00
Fire Services	\$1,813	\$1,603	\$1,069	\$787	\$11.44
Police Services	\$59	\$52	\$35	\$26	\$0.37
Parks And Recreation	\$6,048	\$5,347	\$3,565	\$2,627	\$0.00
Development-Related Studies	\$865	\$765	\$451	\$196	\$5.45
Services Related To A Highway: Public Works And Fleet	\$2,284	\$2,019	\$1,346	\$992	\$14.42
Services Related To A Highway: Roads And Related	\$20,551	\$18,170	\$12,114	\$8,926	\$129.91
Total Township-wide Charge	\$31,798	\$28,113	\$18,685	\$13,631	\$161.59

Angus (1)					
Township-wide Charge	\$31,798	\$28,113	\$18,685	\$13,631	\$161.59
Angus Sewer	\$4,025	\$3,559	\$2,372	\$1,748	\$21.74
Angus Water	\$4,842	\$4,281	\$2,854	\$2,103	\$26.15
Total Serviced Charge in Angus	\$40,665	\$35,953	\$23,911	\$17,482	\$209.48

1) Applicable in the area shown on Schedule "C" of By-Law 2023-32