

**CORPORATION OF THE TOWNSHIP OF ALFRED AND
PLANTAGENET**

By-law No. 2019-75

Being a By-law to Establish Development Charges

WHEREAS AUTHORITY is given pursuant to the *Development Charges Act, 1997*, to Councils to pass by-laws for the imposition of development charges against land where the development of the land would increase the need for municipal services as designated in this by-law and the development requires one or more of the actions set out in subsection 2 (2 and 3) of the Act;

AND WHEREAS Council has investigated and expressed the intention to continue to provide a standard of service to future residents for transportation services, environmental services and capital studies for benefiting areas within the Township.

AND WHEREAS Council has prepared a development charges study per Section 10 of the Act, held a public meeting and heard all persons who applied to be heard in objection to, or in support of, the proposed development charges in accordance with Section 12 of the Act.

NOW THEREFORE, the Council of the Corporation of the Township of Alfred and Plantagenet enacts as follows:

1.0 Short Title

1.1 That this By-law shall be known as the "Development Charges By-law".

2.0 Definitions

For the purposes of this By-law, the following definitions shall apply:

2.1 *Accessory* means when used to describe a use, *building* or *structure*, that the use, *building* or *structure* is naturally or normally incidental, subordinate and exclusively devoted to a main use, *building* or *structure* located on the same lot therewith.

2.2 *Act* means the *Development Charges Act, 1997*, as amended.

2.3 *Building* means a *structure* having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals or goods and without limiting the foregoing, includes *buildings* as defined in the *Building Code Act*.

2.4 *Capital Cost* means costs incurred or proposed to be incurred by the municipality or a *local board* thereof directly or under an agreement:

- (a) to acquire land or an interest in land, including a leasehold interest;
- (b) to improve land;

- (c) to acquire, lease, construct or improve *buildings* and *structures*;
- (d) to acquire, lease, construct or improve facilities including:
 - (i) rolling stock with an estimated life of seven years or more, and
 - (ii) furniture and equipment other than computer equipment;
- (e) to undertake studies in connection with any of the matters in clauses (a) to (d),
- (f) to prepare a *development charges* background study, and
- (g) for interest on money borrowed to pay for costs described in clauses (a) to (d) above.

- 2.5 *Commercial Development* means the construction, erection or placing of one or more *buildings* or *structures* for or the making of an addition or alteration to a *building* or *structure* for:
- office *buildings* as defined under subsection 11(3) in *Ontario Regulation 282/98* under the *Assessment Act*, and
 - shopping centres as defined under subsection 12(3) in *Ontario Regulation 282/98* under the *Assessment Act*.
- 2.6 *Council* means the Municipal Council of the Corporation of the Township of Alfred and Plantagenet.
- 2.7 *Designated Area* means an area defined by a map, by text, plan or legal description in a *front-ending agreement* as an area that will receive a benefit from the construction or purchase of a *service* or *services*.
- 2.8 *Development* means the construction, erection or placing of one or more *buildings* or *structures* on land or the making of an addition or alteration to a *building* or *structure* that has the effect of increasing the size or change of use thereof, and includes redevelopment.
- 2.9 *Development Charge* means a charge imposed against the land to pay for increased capital costs required because of increased needs for *services* arising from development of the area to which the By-Law applies.
- 2.10 *Dwelling Unit* shall mean one room or a group of rooms in a *building* used or designed and intended to be used as a single, independent, and separate house-keeping establishment in which food preparation and sanitary facilities are provided and which has a private entrance from outside the *building* or from a common hallway or stairway inside the *building*, but does not mean or include a tent, cabin, trailer, *mobile home*, seasonal residence or a room or suite of rooms in a boarding house, hotel, motel, motor hotel, or tourist home;
- 2.11 *Farm Building* means a *building* or part thereof which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, but excludes a manure storage facility and a silo. A *farm building* shall be classified as a *non-residential use*.
- 2.12 *Front-ending Agreement* means an agreement made under section 44 of the *Development Charges Act, 1997*.
- 2.13 *H.S.T.* means the Federal Government's Harmonized Goods and Services Tax.

- 2.14 *Grade* means the average level of proposed or finished ground adjoining a *building* at all exterior walls.
- 2.15 *Gross Floor Area* means the total area of all floors above *grade* measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls except that, in any other occupancy than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centreline of such firewall.
- 2.16 *Industrial Building, Existing* means a *building* used for or in connection with:
- (a) manufacturing, producing, processing, storing or distributing something;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed if the retail sales are at the site where the manufacturing, production or processing takes place;
 - (d) office or administrative purposes, if they are:
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the *building* or *structure* used for that manufacturing, producing, processing, storage or distribution.
- 2.17 *Industrial Development* means the construction, erection or placing of one or more *buildings* or *structures* for or the making of an addition or alteration to a *building* or *structure* for:
- manufacturing, producing or processing anything,
 - research or development in connection with manufacturing, producing or processing anything,
 - storage, by a manufacturer, producer or processor, of anything used or produced in such manufacturing, production or processing if the storage is at the site where the manufacturing, production or processing takes place, or
 - retail sales by a manufacturer, producer or processor of anything produced in manufacturing, production or processing, if the retail sales are at the site where the manufacturing, production or processing takes place.
- 2.18 *Institutional Development* means the construction, erection or placing of one or more *buildings* or *structures* for or the making of an addition or alteration to a *building* or *structure* for:
- long-term care homes;
 - retirement homes;
 - universities and colleges;
 - memorial homes; clubhouses; or athletic grounds of the Royal Canadian Legion; and
 - hospices
- 2.19 *Local Board* means a *local board* as defined in the *Municipal Affairs Act*, other than a board defined in subsection 1 (1) of the *Education Act*.

- 2.20 *Mobile Home* means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed.
- 2.21 *Multiple Dwelling* shall mean a *residential use building* containing more than two *dwelling units*.
- 2.22 *Municipality* shall mean the Corporation of the Township of Alfred and Plantagenet;
- 2.23 *Net Capital Cost* means the capital cost less capital grants, subsidies and other contributions made to the *municipality* or that the *Council* of the *municipality* anticipates will be made, including conveyances or payments under Sections 51 and 53 of the *Planning Act* in respect of the capital cost.
- 2.24 *Non-profit Housing Development* means the construction, erection or placing of one or more *buildings* or *structures* for or the making of an addition or alteration to a building or *structure* for residential purposes by a non-profit corporation.
- 2.25 *Non-Residential Uses* means uses of land, *buildings* or *structures* for purposes other than a *dwelling unit* and shall include commercial, institutional, industrial, agricultural uses, and other such uses.
- 2.26 *Owner* means the owner of land or a person who has made application for approval for the development of land upon which a development charge is imposed.
- 2.27 *Place of Worship* means that part of a *building* or *structure* that is exempt from taxation as a place of worship under the *Assessment Act*.
- 2.28 *Rental Housing Development* means construction, erection or placing of one or more buildings or *structures* for or the making of an addition or alteration to a *building* or *structure* for residential purposes with four or more self-contained units that are intended for use as rented residential premises
- 2.29 *Residential Uses:* means uses of land, *buildings* or *structures* designed or intended to be used as living accommodations for one or more individuals and for the purposes of this by-law shall include a *single detached dwelling*, a *semi-detached dwelling*, a *row house dwelling*, a *mobile home*, a *multiple dwelling*.
- 2.30 *Row House Dwelling* means a residential *building* that is divided vertically into three (3) or more *dwelling units*.
- 2.31 *Second Dwelling Unit – Single Detached Dwelling* means up to two additional *dwelling units* one of which is located within a single detached dwelling, and an additional residential unit which is located in a *building* or *structure* ancillary to a single detached dwelling provided the second units meet any prescribed restriction.
- 2.32 *Second Dwelling Unit – Semi-detached Dwelling, Row House Dwelling* means an additional *dwelling unit* located within a semi-detached or row dwelling or a residential unit which is located in a *building* or *structure* ancillary to a the dwelling provided the second unit meets any prescribed restriction.

- 2.33 *Semi-detached dwelling* means a residential *building* that is divided vertically into two *dwelling units*, each of which has an independent entrance.
- 2.34 *Services* means municipal *services* designated in this By-law or in an agreement made under Section 27 of the *Act*, as applicable.
- 2.35 *Single Detached Dwelling* means a residential *building* consisting of one (1) *dwelling unit*.
- 2.36 *Silo* means a *building* or *structure* designed and used for the storage of grain, fodder, feed or other food to be fermented and/or used as feed for livestock and shall include a cylindrical pit or tower, bunker or grain bin whether vertical or horizontal.
- 2.37 *Square Metre or Square Foot* means that portion of a *building* or *structure* (expressed in metres or feet or any fraction thereof) actually depicted, described or utilized for any use as illustrated in a site plan under the *Planning Act* or the *Building Code Act*.
- 2.38 *Standard of Services* means those standards which govern the quantity, quality or form, method, delivery, operation or manner in which *services* are constructed or installed and which have been duly approved by *Council* and which comply with Section 5 (1) (4) of the *Development Charges Act, 1997*.
- 2.39 *Structure* means anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground.

3.0 Designated Areas

- 3.1 For the purposes of this By-law, the following *designated area* is established:

- 3.1.1 All lands, *buildings* and *structures* within the corporate limits of Township of Alfred and Plantagenet except as otherwise exempted in this by-law.

4.0 Designated Services

- 4.1 The municipal *services* for which *development charges* shall be imposed are as follows, and as set out in Schedules "A" and "B" attached to and forming part of this By-Law:
- 4.1.1 Transportation Services
 - 4.1.2 Environmental Services - Waste Diversion
 - 4.1.3 Capital Studies including the Development Charges Study

5.0 Designated Uses of Land, Buildings or Structures

- 5.1 The uses of land, *buildings* or *structures* for which *development charges* are hereby imposed are as follows, and are also as set out in Schedule "A" attached to and forming part of this By-Law:
- 5.1.1 *Residential uses* as defined in Section 2.29 of this By-Law.
 - 5.1.2 *Non-residential uses* as defined in Section 2.25 of this By-law.

6.0 Development Charges

6.1 *Development charges* shall apply to and shall be calculated and collected in accordance with the provisions this By-Law on land if the development of the land would increase the need for *services* and the development requires,

- (a) the passing of a zoning by-law or of an amendment thereto 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*;
- (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*;
- (g) the issuing of a permit under the *Building Code Act*, in relation to a *building or structure*.

6.1.1 Where two or more of the actions described in clauses 6.1 (a) to (g) are required before that land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this By-Law.

6.1.2 Notwithstanding subsection 6.1.1, if two or more of the actions described in clauses 6.1 (a) to (g) occur at different times, and if the subsequent action has the effect of increasing the need for all or some of the *services* designated in Schedule "A", an additional development charge shall be calculated and collected in accordance with the provisions of this By-Law.

6.2 Residential Uses

The *development charges* in respect of the net capital costs for *services* as designated in Schedule "A" for the number and types of residential uses as defined in this by-law, specifically clauses 2.20, 2.21, 2.28 and 2.30, 2.33, 2.35 and shall be as further set out in Schedule "B", attached to and forming part of this By-Law except that no charge shall apply:

- 6.2.1 for the creation of a second *dwelling unit – single detached dwelling* in an existing single detached dwelling provided that the *gross floor area* of the additional *dwelling unit* or *dwelling units* is less than or equal to the *gross floor area* of the *dwelling unit* already in the *building*;
- 6.2.2 for the creation of up to one additional *dwelling unit* in an existing *semi-detached dwelling* or *row house dwelling* provided that the *gross floor area* of the additional *dwelling unit* is less than or equal to the *gross floor area* of the *dwelling unit* already in the *building*;
- 6.2.3 for the creation of up to one additional *dwelling unit* in any residential *building* not described in 6.2.1 or 6.2.2 provided that the *gross floor area* of the additional *dwelling unit* is less than or equal

to the *gross floor area* of the smallest *dwelling unit* already existing in the *building*.

6.3 Non-Residential Uses of Land, Buildings or Structures

The *development charges*, where applicable, shall be applied to the *gross floor area* in respect of net capital costs for *services* as designated in Schedule "A" for non-residential uses of land, buildings or *structures* where set out in Schedule "B", attached to and forming part of this By-Law. Despite the above, this By-Law shall not apply:

6.3.1 to any non-residential development creating or adding an *accessory use, building or structure* not exceeding 10 m² (107.6 ft.²) of non-residential *gross floor area*;

6.3.2 to the enlargement of an existing *industrial building*, as defined in Section 2.16 of this By-Law where the enlargement is less than 50% of the existing gross floor area of the industrial building, and existing shall mean as of the date of the passing of this by-law;

6.3.3 to the enlargement of an existing *farm building*, as defined in Section 2.11 of this By-Law where the enlargement is less than 50% of the existing gross floor area of the *farm building*, and existing shall mean as of the date of the passing of this by-law.

6.4 The *development charges* in respect of net capital costs for *services* for non-residential uses shall be as set out in Schedule "B" and shall be calculated as follows:

- a) For any non-residential use less than 279 m² (3,000 ft.²), 100% of the non-residential development charge shall be applied to the *gross floor area*.
- b) For a non-residential *building or structure* with a *gross floor area* greater than 279 m² (3,000 ft.²), the following formula shall apply:
 - (i) for the first 279 m² (3,000 ft.²) 100% of the non-residential development charge shall be paid;
 - (ii) plus 75% of the non-residential development charge for the next 186 m² (2,000 ft.²) or part thereof;
 - (iii) plus 50% of the non-residential development charge for the next 465 m² (5,000 ft.²) or part thereof;
 - (iv) plus 25% of the non-residential development charge for the next 930 m² (10,000 ft.²) or part thereof;
 - (v) plus 1% of the non-residential development charge for *gross floor area* exceeding 1860 m² (20,000 ft.²).
- c) Where a non-residential use, *building or structure* has more than one type of non-residential use, the total sum of all the *gross floor area* uses shall be used for the purposes of calculating the total development charge.

7.0 Cumulative Charges

7.1 The *development charges* shall be cumulative by adding together the calculated development charge for each of the applicable *services* to be used together with any interest charges.

- 7.2 For multiple use *buildings*, the development charge shall be the cumulative total of the applicable charges for each respective *residential use* and *non-residential use* of land within the *building*.

8.0 When Charge is Due

- 8.1 The said *development charges* are due and payable in full to the Corporation of the Township of Alfred and Plantagenet on the date a building permit is issued for any land, *buildings* or *structures* affected by the applicable development charge except:
- 8.1.1 *Commercial Development*;
 - 8.1.2 *Industrial Development*;
 - 8.1.3 *Institutional Development*;
 - 8.1.4 *Non-profit Housing Development*, and
 - 8.1.5 *Rental Housing Development*.
- 8.2 For a development charge applicable to any use described in sections 8.1.1 to 8.1.5, the development charge shall be paid in six (6) equal instalments beginning with the first installment on the earlier of the date of the issuance of a permit under the *Building Code Act, 1992* authorizing occupation of the *building* and the date the *building* is first occupied, and continuing on the following five anniversaries of that date.
- 8.3 The total amount of a development charge payable under section 8.2 is the amount of the development charge that would be determined under this by-law on the day an application for an approval of development in a site plan control area under subsection 41 (4) of the *Planning Act* was made in respect of the development that is the subject of the development charge; or if this does not apply, the day an application for an amendment to a by-law passed under section 34 of the *Planning Act* was made in respect of the development that is the subject of the development charge; or if neither of the above applies, the amount of the development charge set out in Schedule 'B' of this by-law.
- 8.4 The Municipality may charge interest on the outstanding amount or balance of any development charge under sections 8.1.1 to 8.1.5 which is owing to the municipality and shall be payable on each anniversary date at a rate of 2%.
- 8.5 Despite Section 8.1, where, in the opinion of the Chief Building Official, a complete application for a building permit has been filed prior to the effective date of this By-Law, and the building permit is issued after the effective date of this By-Law, the applicable charge under any Development charges by-law in effect under the Development Charges Act, 1997, shall apply.
- 8.6 This shall not be deemed to limit the authority of the *Council* to enter into an agreement for payment of *development charges* before or after the date of the issuing of the building permit subject to Section 27 of the *Development Charges Act, 1997*. Furthermore, a building permit with respect to a *building* or *structure* shall be withheld where the applicable development charge has not been paid pursuant to Section 28 of the *Development Charges Act, 1997*.
- 8.7 *H.S.T.* shall not be collected as a surcharge to the payment of a development charge.

8.8 Collection of Unpaid Charges

If the development charge or any part thereof imposed by the *Municipality* remains unpaid after the due date, the amount unpaid shall be added to the tax roll as taxes as prescribed by in Section 32 of the *Development Charges Act, 1997* and shall include any interest payable in accordance with this By-law.

8.9 Complaints

An owner may complain in writing to the *Council* of the municipality in respect of the development charge imposed by the municipality on the owner's development subject to the provisions of Section 20 of the *Development Charges Act, 1997*.

9.0 Exceptions and Exemptions

9.1 The entire Township is hereby designated for the purposes of the *Development Charges Act, 1997* with the following exceptions and exemptions:

- (a) *Municipalities and schools*: Land owned by and used for the purposes of the municipality or a school board, public utility commission, transportation commission, public library board, *local board* of health, board of commissioners of police, any similar public board, commission or committee shall be 100% exempt from *development charges* as set out in this By-Law;
- (b) *Hospitals, universities and cemeteries*: Land owned by and used for the purposes of a hospital, health care centre, university or cemetery shall be 100% exempt from *development charges* as set out in this By-Law;
- (c) *Accessory uses*: *Accessory uses to residential uses* including a garage, storage *building*, garden shed, swimming pool or other similar *accessory uses, buildings or structures* and to an *accessory use* exempted under Section 6.3.1 shall be 100% exempt from *development charges* as set out in this By-Law;
- (d) *Existing Industrial Building or Farm Building*: exemptions shall apply as set out in Sections 6.3.2 and 6.3.3 of this By-Law.
- (e) A Garden Suite as defined in the *Planning Act*.
- (f) A *Place of Worship* and the land used in connection therewith.
- (g) Every churchyard, cemetery or burying ground exempt under the Assessment Act for taxation purposes.
- (h) Temporary *buildings* provided that such *buildings* are removed within two years of the issuance of the building permit.
- (i) A *building* for the sale of gardening and related products provided that such *building* is not erected before 15 March and is removed before 15 October of each year.
- (j) A residential use *building* erected and owned by non-profit housing, provided that satisfactory evidence is provided to the Treasurer that the residential use *building* is intended for persons of low or modest incomes and that the *dwelling units* are being made available at values that are initially and will continue to be below current market levels in the County of Prescott & Russell.

- (k) Where specifically authorized by a resolution of *Council*, development on land where a public facility is being provided.

10.0 Indexing

- 10.1 *Council* may adjust *development charges* in this by-law one or two times annually in accordance with the "*Consumer Price Index*" as published by Statistics Canada. Such adjustment to a development charge shall not require an amendment to this By-Law. (Section 5 (1) (10) of the *Development Charges Act, 1997* and Section 7 of *Ontario Regulation 82/98*).

11.0 Redevelopment

11.1 Residential

An owner who has secured the necessary approvals may demolish and replace an existing residential use or a non-residential use and not be subject to the *development charges* set out in Schedule "B" with respect to the development being replaced. However, any additional *gross floor area* created in excess of that demolished and replaced shall be subject to the *development charges* as set out in Schedule "B" subject to any provisions for exceptions and exemptions as set out in Sections 6.2 and 9.1 of this By-Law.

11.2 Non-residential

Except as exempted under Sections 6.3.2, 6.3.3 and 9.1 of this By-Law, the enlargement of any non-residential use, *building* or *structure* in excess of 10 m² (107.6 ft.²) shall be deemed as development and shall be subject to a development charge. The development charge will be calculated on the basis of any increase in the use, *buildings* or *structures* as determined from a site plan or building plans.

11.3 Conversions or a Change of Use

Except as exempted under Section 9.1 of this By-Law, any conversion or change of use of an existing *building* or part thereof from a residential use to a non-residential use or from a non-residential use to a residential use, shall be subject to a development charge as follows:

- (a) in the conversion or change of use from a non-residential use to a residential use, the first two (2) *dwelling units* created shall be exempt from a development charge;
- (b) in the conversion or change of use from a residential use to a non-residential use, the first 50 % of the *gross floor area* shall be exempt from a development charge;
- (c) the *gross floor area* use in the calculation of the development charge will be determined from a site plan or building plans submitted as a requirement under any of the applicable clauses of Section 6.1 of this By-Law.

12.0 Other By-laws and Regulations

- 12.1 Nothing in this By-Law shall exempt any person from complying with the requirements of any other By-Law, agreement or legislation in force.
- 12.2 If an owner or former owner has, before the coming into force of this development charges by-law, paid all or any portion of a charge related to development pursuant to an agreement under section 51 or 53 of the *Planning Act* or a predecessor thereof with respect to land within the area to which the by-law applies, the municipality shall give a credit for the amount of the charge paid.
- 12.3 If an owner or former owner has, before the coming into force of this development charges by-law, provided *services* in lieu of the payment of all or any portion of a charge related to development pursuant to an agreement under section 51 or 53 of the *Planning Act* or a predecessor thereof with respect to land within the area to which the by-law applies, the municipality shall give a credit for an amount equal to the reasonable cost to the owner or to the former owner of providing the *services*.
- 12.4 Under this By-Law, the municipality may give a credit for work done against all or a portion of one or more *services* for which a development charge may be imposed and may allow the credit to be applied to a different service either at the time of entering into an agreement or afterwards, provided that the municipality has first agreed to allow a person to perform such work. However, no credit shall be given for any work that relates to an increase in the level of service that exceeds the ten (10) year average level of service as adopted by the municipality.
- 12.5 Any credit may only be used by the holder of the credit or the holder's agent and may not be transferred unless the holder and person to whom it is to be transferred have agreed in writing, and the municipality also agrees to the transfer and undertakes to transfer the paid credit or credits.
- 12.6 If a conflict exists between the provisions of this development charge by-law and an agreement referred to in subsection (12.2) or (12.3), the provisions of the agreement prevail to the extent of the conflict.
- 12.7 If a conflict exists between the provisions of this development charges by-law and any other agreement between the municipality and an owner or former owner with respect to land within the area to which the by-law applies, the provisions of the agreement prevail to the extent that there is a conflict.

13.0 Standard of Services

- 13.1 The *standards for services* within the Corporation of the Township of Alfred and Plantagenet shall be those as set out from time-to-time by *Council* and shall be the ten (10) year average level of service for any eligible service under the *Development Charges Act, 1997*.

14.0 By-law Registration

- 14.1 A certified copy of this By-law may be registered on title to any land to which this by-law applies and may be done at the sole discretion of the municipality.

15.0 Reserve Fund

- 15.1 The existing *development charges* reserve fund for revenues received from *development charges* is hereby continued. In addition, the Municipality hereby establishes a special reserve fund to which revenues collected for recreation and cultural *services* shall be transferred. The funds transferred to the said special reserve shall be used for new or improvements to existing recreational and cultural *services*.
- 15.2 The *development charges* reserve fund shall be used to meet the net capital costs for which the development charge was levied under this By-Law.
- 15.3 The Treasurer of the municipality is hereby directed to maintain separate accounts under the *development charges* reserve fund including interest earned thereof for each municipal service category set out in Section 4.1 of this By-Law and the *development charges* revenues received shall be allocated to each account based on the proportions calculated from Schedule "B" to this By-law.
- 15.4 Income received from investments of the development charge reserve fund shall be credited to the *development charges* reserve fund account for the designated municipal service category (per Section 4.1 of this By-Law) in relation to which the investment income applies.
- 15.5 The Treasurer is hereby directed to prepare an annual financial statement for the *development charges* fund as prescribed under Section 12 of *Ontario Regulation 82/98* and to submit the statement for *Council's* consideration and within 60 days thereafter, to submit such statement to the Minister of Municipal Affairs and Housing.

16.0 Refunds

- 16.1 The municipality shall pay interest on a refund under section 5 (3), (5) or 8 (14) of the *Development Charges Act, 1997* at a rate not less than the Bank of Canada rate in effect on the date this Development Charges By-law comes into force.

17.0 Schedules to the By-law

- 17.1 The following schedules to this By-Law form an integral part of this By-Law:

Schedule "A" - Uses of Land, Buildings or Structures Subject to Development Charge

Schedule "B" - Development Charge for Designated Uses of Land, Buildings or Structures.

18.0 Repeal of Former By-laws

- 18.1 Insofar as it applies to the *services* affected by this By-Law, any By-Laws previously passed under the *Development Charges Act* or its predecessor with respect to *development charges* are hereby repealed.

SCHEDULE "A" TO BY-LAW No. 2019-75

THE CORPORATION OF THE TOWNSHIP OF ALFRED AND PLANTAGENET

**Uses of Land, Buildings or Structures Subject to Development Charges
Indicated by an "X"**

MUNICIPAL SERVICE	Residential Uses	Non- Residential Uses
Transportation Services	X	X
Environmental Services – Waste Diversion	X	X
Capital Studies	X	X

Schedule "B" TO BY-LAW No. 2019-75

THE CORPORATION OF THE TOWNSHIP OF ALFRED AND PLANTAGENET

Development Charge for Designated Uses of Land, Buildings or Structure
 (Note: all charges are subject to indexing per Section 10 of this By-law.)

Effective from September 1, 2019 to August 31, 2024
En vigueur à compter du 1 septembre 2019 jusqu'au 31 août 2024


Municipal Service Service Municipal		<i>Residential Uses</i> Usage résidentiel per <i>dwelling unit</i> par unité	Non-Residential Uses Usage Non- résidentiel/ft. ² /p.c.	<i>Farm and Storage Buildings</i> Bâtiments de ferme et entreposage /ft. ² /p.c.
1	Transportation Services/services de transport	\$3,925.91	\$2.19	\$0.62
2	Environmental Services – Waste Diversion/Services environnementaux – réacheminement des déchets	\$20.54	\$0.10	\$0.03
3	Capital Studies/études capitaux	\$4.38	Nil	Nil
Total Charge / Redevance d'exploitation		\$3,950.83	\$2.29	\$0.65

19.0 Effective Date and Term

19.1 This By-Law shall take effect on September 1, 2019 subject to the provisions of the *Development Charges Act* and shall be for a term of five (5) years.

Read a first time this 27th day of August, 2019.

Read a second and third time and finally passed this 27th day of August, 2019.



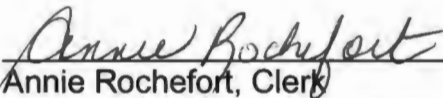
Stéphane Sarrazin
Mayor



Annie Rochefort
Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2019-75 as enacted

by the Council of the Corporation of the Township of Alfred and Plantagenet on the 27th day of August, 2019.



Annie Rochefort, Clerk
Township of Alfred and Plantagenet

The Township of Alfred and Plantagenet

Notice of Adoption of a Development Charges By-Law

TAKE NOTICE that the Council of the Corporation of the Township of Alfred and Plantagenet adopted By-Law No. 2019-75, a by-law for development charges, on August 27th, 2019, under Section 12 of the *Development Charges Act, 1997*.

Purpose and Effect: Council has prepared a development charges study and by-law. The purpose of a development charge is to generate revenue to finance municipal services required because of growth. Development charges do not apply to accessory uses to residential uses including a garage, storage building, garden shed, swimming pool, small additions or silos or manure storage facilities. Any extensions of up to 50 % of the floor area on any existing industrial or farm building is also exempt. Development charges are also prorated to reduce the charge applicable to larger industrial and farm buildings.

Effective from September 1, 2019 to August 31, 2024

Municipal Service Service Municipal		<i>Residential Uses</i> Usage résidentiel per dwelling unit par unité	Non-Residential Uses Usage Non- résidentiel/ft. ² /p.c.	<i>Farm and Storage Buildings</i> Bâtiments de ferme et d'entreposage /ft. ² /p.c.
1	Transportation Services/services de transport	\$3,925.91	\$2.19	\$0.62
2	Environmental Services – Waste Diversion/Services environnementaux – réacheminement des déchets	\$20.54	\$0.10	\$0.03
3	Capital Studies/études capitaux	\$4.38	Nil	Nil
Total Charge / Redevance d'exploitation		\$3,950.83	\$2.29	\$0.65

APPEAL - The last date for filing a notice of appeal of the by-law is October 6th, 2019. Any person or organization may appeal By-law 2019-75 to the Local Planning Appeal Tribunal under Section 14 of the Act by filing with the clerk of the municipality a notice of appeal setting out the objection and the reasons supporting the objection.

The complete by-law is available for inspection in the office of the clerk during regular office hours.

Dated at the Township of Alfred and Plantagenet this 28th day of August, 2019.

Annie Rochefort, Clerk
Township of Alfred and Plantagenet
205 Old Highway 17
PLANTAGENET ONTARIO K0B 1L0
Tel. (613) 673-4797. Fax (613) 673-4812