

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NO. 90-2024

A BY-LAW TO AMEND BY-LAW 41-2024 BEING A BY-LAW TO
ESTABLISH DEVELOPMENT CHARGES

WHEREAS the Development Charges Act, 1997 c. 27 (hereinafter called "the Act") provides 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 need for services; and

WHEREAS Section 19 of the Act provides for amendments to be made to Development Charges by-laws; and

WHEREAS subsections 19 (1.2) and 19 (1.3) of the Act permits 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.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the City of Thorold enacts as follows:

- 1) By-law 41-2024 is hereby amended as follows:
 - a) The following Capital Cost Definition is added to Section 1:
 - i) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board:
 - (1) to acquire land or an interest in land, including a leasehold interest;
 - (2) to improve land;
 - (3) to acquire, lease, construct or improve buildings and structures;
 - (4) to acquire, construct or improve facilities including:
 - (a) furniture and equipment other than computer equipment;
 - (b) materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act; and
 - (c) rolling stock with an estimated useful life of seven years or more
 - (5) To undertake studies in connection with any of the matters referred to in paragraphs (i) to (iv);
 - (6) costs of the development charge background study required under section 10; and
 - (7) interest on borrowing for those expenditures under clauses (i) to (iv) above that are growth-related."

2) Section 5 of the by-law is deleted and substituted with the following:

“Development charges shall be imposed under this By-law, and Reserve Funds established for the following categories of services to pay for the increased capital costs required because of increased needs for services arising from development:

- (a) Library Services;
- (b) Fire Protection Services;
- (c) Parks and Recreation;
- (d) Services Related to a Highway;
- (e) Water;
- (f) Wastewater; and
- (g) Rolling Meadows – Wastewater; and
- (h) Growth Studies”

3) Section 6 of the by-law is deleted and substituted with the following:

“The development charge applicable to a development as determined under this Bylaw shall apply without regard to the services required or used by an individual development for services noted in section 5 (a) to 5 (h).”

- 4) Repeal the Mandatory Phase-in Section 17(6).
- 5) Schedule “A” is deleted and replaced with Schedule “A” attached to this by-law.
- 6) Schedule “B” is deleted and replaced with Schedule “B” attached to this by-law.
- 7) Except as amended by this By-law, all provisions of By-law 41-2024, are and shall remain in full force and effect.
- 8) This By-law shall come into force and effect at 12:01AM on November 27, 2024

Terry Ugolini, Mayor

Nicholas Debono, City Clerk

**SCHEDULE A
BY-LAW NO. 41-2024
DESIGNATED MUNICIPAL SERVICES/CLASSES OF SERVICES UNDER THIS
BY-LAW**

City-Wide Services/Classes of Services

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation;
- Library Services; and
- Growth Studies

Urban Area Services

- Wastewater Services; and
- Water Services

Area-Specific Services

- Rolling Meadows – Wastewater Services

SCHEDULE B
BY-LAW NO. 41-2024
SCHEDULE OF DEVELOPMENT CHARGES – CITY-WIDE

Services	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Commercial/Institutional per sq.ft.	Industrial per sq.ft.
Municipal Wide Services							
Services Related to a Highway	10,292	7,176	6,719	4,354	3,639	6.28	2.81
Fire Protection Services	2,363	1,647	1,543	1,000	836	1.63	0.73
Parks and Recreation Services	6,370	4,441	4,159	2,695	2,252	0.77	0.34
Library Services	1,517	1,058	990	642	536	0.18	0.08
Growth Studies	252	175	164	106	89	0.15	0.07
Total Municipal Wide Services	20,794	14,497	13,575	8,797	7,352	9.01	4.03
Urban Services							
Wastewater Services	2,116	1,475	1,381	895	748	1.29	0.58
Water Services	2,384	1,662	1,556	1,008	843	1.46	0.65
Total Urban Services	4,500	3,137	2,937	1,903	1,591	2.75	1.23
Grand Total Municipal Wide	20,794	14,497	13,575	8,797	7,352	9.01	4.03
Grand Total Municipal Wide + Urban Services	25,294	17,634	16,512	10,700	8,943	11.76	5.26