

**THE CORPORATION OF THE MUNICIPALITY OF
THE TOWNSHIP OF HORTON**

BY-LAW NUMBER 2024 - _____

A BY-LAW WITH RESPECT TO DEVELOPMENT CHARGES

WHEREAS the Development Charges Act, 1997 (the “Act”), permits Council to pass by-laws for the imposition of development charges if development or redevelopment of land within the municipality is for uses which would increase the need for services and any one or more of the actions set out in subsection 2. (2) of the Act is required for such development or redevelopment;

AND WHEREAS a development charges background study has been completed, in accordance with the Development Charges Act.

AND WHEREAS Council has given notice of and held a public meeting on September 17, 2024, in accordance with the Act.

NOW THEREFORE the Council of the Corporation of the Municipality of the Township of Horton, enacts as follows:

1. In this By-law:

“Act” means the Development Charges Act, 1997, as amended, or any successor thereof.

“Additional dwelling unit” means a dwelling unit, whether contained within a proposed single detached dwelling, semi-detached dwelling or row dwelling, or ancillary to a single detached dwelling, a semi-detached dwelling, or a row dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, and which is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit.

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act.

“Agricultural Use” means when referring to the use of a building or structure, a use for which a permit is issued under the Ontario Building Code in accordance the Canadian Farm Building Code.

“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 of the Act.

“Board of Education” means a board as defined in the Education Act, as amended, or any successor thereof.

“Building Code Act” means the Building Code Act, S.O. 1992, as amended, or any successor thereof.

“Capital Cost” means capital costs as defined in subsection 5(3) of the Act.

“Commercial Use” means a use of land, building or structure for the purpose of buying or selling commodities and/or supplying services, but does not include residential, industrial or institutional uses as otherwise defined in this By-law.

“Council” means the elected Council of the Township of Horton.

“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 the effect of increasing the size of usability thereof, and includes redevelopment.

“Development Charge” means a charge imposed against land with respect to the growth-related net capital costs under this By-law.

“Dwelling, Single Detached” means a single dwelling unit which is freestanding, separate and detached from other main buildings or main structures and includes a modular single detached dwelling but does not include a mobile home.

“Dwelling Unit” means a suite of habitable rooms which:

- i) is located in a building;
- ii) is used or intended to be used in common by one or more persons as a single, independent and separate housekeeping establishment;
- iii) contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof; and
- iv) has a private entrance directly from outside the building or from a common hallway or stairway inside the building.

“Dwelling Unit, Apartment” means a dwelling unit located in any one of the following types of dwellings:

- i) “Dwelling, Apartment” means the whole of a building not otherwise defined herein, which contains four (4) more dwelling units serviced by a common entrance or by an independent entrance directly from the outside in which the occupants have the right to use in common any corridors, stairs or elevators contained therein, and the yards appurtenant thereto.
- ii) “Dwelling, Accessory” means a dwelling unit accessory to a permitted non-residential use, but shall not include an accessory single attached dwelling unit or an accessory single detached dwelling unit as otherwise defined in this By-law.

“Dwelling Unit, Multiple Attached” means a dwelling unit located in any one of the following types of dwellings:

- i) “Dwelling, Duplex” means a building that is divided horizontally into two separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule; or
- ii) “Dwelling, Row House” means a building that is divided vertically into three or more dwelling units, each of which has a separate and independent entrance at finished grade and separated from the adjoining unit or units by a common unpierced wall with no interior access between each dwelling unit. Townhouse shall have a corresponding meaning; or
- iii) “Dwelling, Semi-Detached” means a building that is divided vertically into two separate dwelling units each of which has an independent entrance either directly from the outside or from a common vestibule; or
- iv) “Dwelling, Triplex” means the whole of a building that is divided horizontally into three separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.

“Existing” means existing as of the date of passing of this By-law.

“Gross Floor Area (GFA)” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.

“Growth-Related Net Capital Costs” means the portion of the net capital cost of services that is reasonably attributed to the need for such net capital cost that results or will result from new development in all or a defined part of the Municipality.

“Industrial Use” means land, buildings or structures used for or in connection with,

- i) manufacturing, producing, processing, storing, or distributing something,
- ii) research or development in connection with manufacturing, producing or processing something,
- iii) 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, producing or processing takes place,

iv) office or administrative purposes, if they are:

1. carried out with respect to manufacturing, producing, processing, storage or distributing something, and
2. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.

“Institutional Use” means a use of land, building or structure for social purposes by a non-profit group or organization but not for commercial or industrial purposes as defined in this By-law and may include religious, charitable, fraternal, philanthropic or other similar uses. Similar uses that are not by a non-profit group or organization, shall be considered to be classified as a residential, commercial or industrial use depending on the nature of the specific use.

“Local Board” means a local board as defined in Section 1 of the Municipal Affairs Act other than a board as defined in subsection 1 (1) of the Education Act.

“Mobile Home” means any dwelling that is designed to be made mobile and constructed or manufactured to be used in like manner as a single detached dwelling for the permanent accommodation of one or more persons, notwithstanding that the running gear is or may be removed, or that such dwelling is or may be fixed on a finished and permanent foundation or has become in any other manner so adapted and affixed to the land upon which it is situated that it is, or has become, an immobile and permanent structure, and includes any mobile home as defined in Section 46 (1) of the Planning Act, as amended from time to time, or any successors thereto.

“Municipality” means the Corporation of the Township of Horton.

“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 41, 51 and 53 of the Planning Act, as amended, in respect of the capital cost. The net capital cost also includes a 10 per cent reduction as required under Section 5.(1)8. of the Act for all services except those set out in Section 5.(5) of the Act.

“Non-profit housing”, means a development of a building or structure intended for use as residential premises by:

- i) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
- ii) a corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- iii) a non-profit housing co-operative that is in good standing under the Cooperative Corporations Act.

“Official Plan” means the most recent Official Plan for the County of Renfrew and in effect for the Township of Horton, which may be amended from time to time.

“Owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed.

“Rate” means the interest rate established weekly by the Bank of Canada for Treasury Bills having a term of 30 days.

“Regulation” means Ontario Regulation 82/98, as amended.

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

“Residential Use” means any use of land, building or structure for the purposes of one or more dwelling units, as defined in this By-law.

“Services” means those services, facilities, buildings and things shown on Schedule “A” to this By-law.

“Services in Lieu” means those services specified in an agreement made under Section 9 of this By-law.

“Zoning By-law” means Zoning By-law No. 2010-14 of the Township of Horton, passed under Section 34 of the Planning Act, and as amended, or any successor thereof.

2. (a) This By-law applies to all lands in the Municipality whether or not the land or use thereof is exempt from taxation under the Assessment Act.
- (b) Notwithstanding Clause 2 (a) above, this By-law does not apply to the development of land that is owned by and used for the purposes of:
 - i) a Board of Education;
 - ii) the Municipality or Local Board thereof;
 - iii) the County of Renfrew or any Local Board thereof; or
 - iv) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.
3. Schedules “A”, and “B”, attached hereto are incorporated into and form part of this By-law.
4. (a) The development charges set out in this By-law shall be imposed where the development of land for residential or institutional uses would increase the need for services and the development requires:
 - (i) the passing of a zoning by-law or an amendment to a zoning by-law passed under section 34 of the Planning Act;
 - (ii) the approval of a minor variance under section 45 of the Planning Act;
 - (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;
 - (iv) the approval of a plan of subdivision under Section 51 of the Planning Act;
 - (v) a consent under Section 53 of the Planning Act;
 - (vi) the approval of a description under Section 50 of the Condominium Act; or
 - (vii) the issuing of a building permit under the Building Code Act, in relation to a building or structure.
- (b) No development charge shall be imposed in respect of any action mentioned in Clauses 4.(a) (i) through (vii), if the only effect of the action is to permit:
 - (i) the enlargement of an existing dwelling unit;
 - (ii) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
 - (iii) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
 - (iv) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- (c) No development charge shall be imposed in respect of any action mentioned in Clauses 4.(a) (i) through (vii), if the only effect of the action is to permit:

- (i) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit.
 - (ii) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.
 - (iii) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.
- (d) No development charge shall be imposed in respect of any action mentioned in Clause 4.(a) (vii), if the only effect of the action is to permit the restoration, strengthening, replacement or reconstruction of a building or structure that is damaged or destroyed by cause beyond control of the owner (ie. flood, fire, environmental constraints, etc.). The restoration, strengthening, replacement or reconstruction of the building or structure must not increase the height bulk and floor area of such use or result in a change of use. Notwithstanding, such restoration, strengthening, replacement or reconstruction of a building or structure must occur within 24 months of the day such building or structure is damaged or destroyed by cause beyond control of the owner (i.e. flood, fire, environmental constraints, etc.) and must also be in accordance with the provisions of the Zoning By-law.
- (e) No development charge shall be imposed in respect of exempt development described in section 4 of the Act, namely:
- (i) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
 - (ii) Notwithstanding paragraph (a), if the gross floor area of an existing industrial building is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule “A” on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
 - (iii) For the purpose of the application of section 4 of the Act to the operation of this by-law:
 - a. the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought; and
 - b. the enlargement of the gross floor area of the existing building must:
 - 1. be attached to the existing industrial building;
 - 2. not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;
 - 3. be for use or in connection with an industrial purpose as set out in this by-law; and
 - 4. constitute a bona fide increase in the size of the existing building.
- (f) No development charge shall be imposed in respect of exempt development described in Sections 4.1, 4.2 or 4.3 of the Act, being the development of affordable, attainable, non-profit and inclusionary zoning residential units.
5. The Development Charges shown on Schedule “B” attached hereto as the “Development Charges” are hereby authorized and established and shall be imposed upon all lands within the Municipality.

6. (a) For lots existing prior to June 3, 2008, all applicable development charges imposed hereunder as adjusted from time to time in accordance with Clause 8. of this By-law, shall be paid in full on the date a building permit under the said Building Code Act is to be issued in respect of a building or structure on land to which the development charges apply.

(b) No building permit shall be issued for any building or structure on land in respect of which the applicable Development Charges or any part thereof remains unpaid for a lot existing prior to June 3, 2008.

(c) For new lots created after June 3, 2008, all applicable development charges imposed hereunder as adjusted from time to time in accordance with Clause 8 of this by-law, shall be paid in full immediately upon the parties entering into an agreement for development that requires approval of a plan of subdivision under Section 51 of the Planning Act or a Consent under Section 53 of the Planning Act and for which a subdivision agreement or consent agreement is entered into.
7. Nothing in this By-law prevents Council from requiring as a condition of approval under Section 41, 51 or 53 of the Planning Act, that the Owner install at his own expense such services as Council may require.
8. All Development Charges established in this By-law may be adjusted annually on the 31st of December in each year, without amendment to this by-law, commencing on the 31st of December 2024, in accordance with the prescribed index in the Act (Statistics Canada Table 18-10-0276-02, as of the passing of this By-law).
9. (a) Council may by written agreement, permit an Owner to provide at the Owner's expense, Services in Lieu of payment of all or any portion of the applicable Development Charges, in accordance with Section 38 of the Act. Such agreement shall specify that where the Owner provides Services in Lieu in accordance with the agreement, Council shall give to the owner a credit against the Development Charges otherwise applicable to his development equal to the reasonable cost of providing the Services in Lieu.

(b) Council by written agreement may give a credit equal to the owner's reasonable cost of providing Services in addition to or of a greater size or capacity than would be required under this By-law.

(c) Any dispute as to the reasonable cost of providing the Services in Lieu or the Services mentioned in Paragraph 9.(b) above, shall be referred to the Municipality's Engineer whose decision shall be final and binding on the Owner and the Municipality.
10. A certified copy of this By-law may be registered against such lands in the Municipality as Council by resolution from time to time may direct.
11. (a) The Treasurer shall create reserve funds which shall be separate from the other reserve funds of the Municipality and all payments received by the Municipality pursuant to this By-law shall be deposited into said reserve funds, which funds shall be divided into reserve fund accounts as set out in paragraph 11.(b) of this By-law. Monies paid from the reserve fund accounts shall be taken only to meet growth-related net capital costs for which the Development Charges were imposed.

(b) The Treasurer shall create within the reserve fund, separate reserve fund sub-accounts or categories for each of the Services identified in Schedule "A" hereto. As Development Charges are received pursuant to this By-law, the monies shall be placed in separate reserve funds for each of the Services as shown on Schedule "A" hereto.

(c) All monies contained within the reserve funds from time to time may be invested in such securities as a Trustee may invest under the Trustee Act, R.S.O. 1990, c. T.23 and earnings derived from the investment of such money shall be credited to the reserve fund and apportioned among the categories within the reserve fund in the proportions determined by the balances in the categories within the reserve fund as of December 31st of the previous year.

(d) A consolidated account shall be kept so that it will be possible to determine therefrom the true state of each category within the reserve fund.
12. The Treasurer of the Municipality shall, in each year on or before March 31, furnish to Council a statement in respect of the reserve fund for the prior year established hereunder containing the information required under the Regulation.

13. (a) If this By-law is amended or repealed by Council or the Ontario Land Tribunal, the Treasurer shall determine within 30 days of the amendment or repeal whether any owner has overpaid in respect of the Development Charge paid hereunder and if such an overpayment has been made, the Treasurer shall calculate the amount of such overpayment.
- (b) Any refund payable under this By-law shall include interest calculated from the date upon which the overpayment was collected by the Municipality to the date on which the refund is made. Such interest shall be paid at the Rate (see definition) in effect from time to time from the date of enactment of this By-law as adjusted in Clause 13.(c) of this By-law.
- (c) The Bank of Canada Rate in effect on the date of enactment of this By-law shall be adjusted on the first business day of October, 2024 to the Rate established by the Bank of Canada on that day and shall be adjusted four times each year thereafter on the first business day of October, January, April and July to the Rate established by the Bank of Canada on the day of the adjustment.
- (d) Any overpayment determined under Clause 13.(a), shall be paid to the person who made the payment by his or her last known address within 30 days of the date of the repeal of amendment of this By-law.
- (e) If the person who made the payment cannot be found or his or her last address is unknown then the repayment obligation under this By-law is at an end.
14. (a) The By-law shall continue in force and effect for a term of ten (10) years from the date of its enactment.
- (b) From the coming into force of this By-law, all previous By-laws passed by the Township of Horton under the Development Charges Act or a predecessor thereof, shall be repealed.
15. This By-law comes into force on the date it is given third and final reading.

By-law read a first and second time on the 17th day of September 2024

By-law read a third time and finally passed this 17th day of September 2024.

Mayor

Clerk

SCHEDULE “A”
TO BY-LAW NO. 2024 - _____
TOWNSHIP OF HORTON
DEVELOPMENT CHARGE SERVICE CATEGORIES

Allocation of Development Charges Between Service Categories

Service Category	<u>Proportional Share</u>	
	Residential	Commercial/ Industrial
General Eligible Services	4.4 %	4.7 %
Fire Protection	44.3 %	35.2 %
Public Works: Roads	45.7 %	60.2 %
Recreation	5.6 %	0.00 %
Total	100.0%	100.0%

SCHEDULE “B”

TO BY-LAW NO. 2024 - _____

TOWNSHIP OF HORTON - DEVELOPMENT CHARGE

<u>Use</u>	<u>Category</u>	<u>Development Charge</u>
Residential (per dwelling unit)	Single Detached Dwelling and Single Attached Dwelling	\$3,837.00
	Apartment	\$3,029.00
	Mobile Home	\$2,272.00
Commercial/ Industrial (per m² of GFA)	Applies to all categories.	\$ 4.70 per m²
Institutional	Charge determined as per nature of the use, i.e., Residential components charged according to class of use and other components charged as per Commercial/ Industrial rate.	