

THE CORPORATION OF THE TOWNSHIP OF ASPHODEL-NORWOOD
BY-LAW 2018-57

BEING A BY-LAW TO CONTINUE DEVELOPMENT CHARGES UNDER THE
DEVELOPMENT CHARGES ACT, 1997 AS AMENDED

WHEREAS the Council of the Corporation of the Township of Asphodel-Norwood (hereinafter referred to as "the Council") anticipate that the Corporation of the Township of Asphodel-Norwood (hereinafter referred to as "the Township") will experience additional development, including redevelopment, throughout the Township in the next ten years, and Council further anticipates that this development will increase the need for services;

AND WHEREAS Section 2 of the Development Charges Act 1997 (hereinafter referred to as "the Act") authorizes Council to pass a By-law for the imposition of Development Charges in certain circumstances where the development of land increases the need for services;

AND WHEREAS Council retained the services of Clark Consulting Services to prepare a report and make recommendations with respect to establishing a Development Charge policy;

AND WHEREAS Council wishes to continue a Development Charges By-Law to provide for the collection of Development Charges under The Development Charges Act, 1997;

AND WHEREAS Council has approved:

- 1) levels of services by Resolution on October 30th, 2018.
- 2) the growth related capital program by resolution on October 30th, 2018.

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for, or burden on, municipal services does not place an excessive financial burden on the Township or its existing taxpayers while at the same time ensuring that the new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS Council has before it a report entitled the "Development Charges Study Background Report" submitted by Clark Consulting Services dated October 24th, 2018 (hereinafter referred to as the "Clark Report") and approves recommendations therein, as hereinafter noted, including:

- 1) a uniform charge for each particular service anywhere in the Township;
- 2) service standards based on the existing (or highest in the past ten years) service standards of the Township;
- 3) that Development Charges be continued for all development based on capital expenditure benefit attributions;

AND WHEREAS the Development Charges Act, 1997 permits Council to pass by-laws for the imposition of development charges if development or re-development of land within the Township of Asphodel-Norwood is for uses which would increase the need for municipal services and any or more of the actions set out in subsection 2(2) of the Development Charges Act, 1997 are required for such development or re-development;

AND WHEREAS Council has considered the comments of the public at a public meeting duly called on October 30th, 2018 to consider the enactment of a by-law under the Development Charges Act, 1997.

AND WHEREAS Council has complied with the pre-enactment requirements set out in Section 10, 11 and 12 of the Act;

AND WHEREAS Section 293 of the Municipal Act, S.O. 2001, Chapter 25, in part authorizes Council to set up and maintain a consolidated reserve account;

NOW THEREFORE this By-Law is ENACTED as a By-Law of the Corporation of the Township of Asphodel-Norwood as follows:

1. In this By-law:

- a) Unless a contrary intention appears, a term has the same meaning as that which exists and is defined in the Act or Regulation.
- b) In this By-Law:
 - i) "Advance Services" means those service components set out in Schedule "B" as Advance Services;
 - ii) "Act" means the Development Charges Act, 1997, S. O. 1997, c.27;
 - iii) "Affordable Housing" means dwelling units within assisted or social housing programs including Habitat for Humanity and assisted living.
 - iv) "Agricultural Use" means a use of land, buildings, or structures for the purpose of field crops, fruit farming, market gardening, dairying, animal husbandry, poultry or beekeeping and such uses, structures, and buildings that are customarily related to a farming operation, but does not include a Dwelling Unit;
 - v) "Bedroom" (BR) includes any room which can be used as sleeping quarters but does not include a kitchen, bathroom, living room or dining room;
 - vi) "Board of Education" has the same meaning as that specified in subsection 29(1) of the Act;
 - vii) "Capital Cost" means cost incurred or proposed to be incurred by a municipality or a local board or commission thereof directly or under an agreement;
 - 1) to acquire land or an interest in land;
 - 2) to improve land;
 - 3) to acquire, construct or improve buildings and structures;
 - 4) to acquire, construct or improve facilities including;
 - (i) rolling stock with an expected useful life of seven years or more, furniture and equipment, excluding computer equipment;
 - (ii) materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, 1998;
 - 5) to undertake studies in connection with any of the matters in clauses (v) (a) through (d), required for the provision of designated services.
 - viii) "Commercial Use" means the use of land, structures, or buildings for the purposes of buying or selling commodities and services, but does not include Industrial Use, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;
 - ix) "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 usability thereof, and includes redevelopment;
 - x) "Development Charges" means a charge imposed with respect to Growth-Related Net Capital Costs against land pursuant to the provisions within this by-law;

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- x i) "Dwelling Unit" means one or more habitable rooms designed or intended for use by one household exclusively as an independent and separate unit in which separate kitchen and sanitary facilities are provided for the exclusive use of the household with a private entrance from outside the building or from a common hallway or stairway inside the building and includes a mobile home;
- x ii) "Existing" means the number, use and size that existed as of the date this by-law was passed;
- x iii) "Farming Building" means any part of a building which is not used for residential purposes and which building is located on 3 or more hectares of land and which building is used solely for farm and farm related activities carried out on the same farm and includes barns, implement sheds, seasonal road-side and road-side stands, and silos, but does not include processing or year-round wholesale or retail facilities;
- x iv) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- x v) "Gross Floor Area" means the total floor area, measured between the outside of exterior walls and the centreline 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;
- x vi) "Growth-Related Net Capital Cost" means the portion of the Net Capital Cost of services that is reasonably attributable 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;
- x vii) "Industrial Use" means the use of land, buildings or structures designed for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing or storing or adapting for sale of any goods, substance, article or thing, or any part thereof and the storage of building and construction equipment and materials, as distinguished from the buying and selling of commodities and the supplying of personal services. This definition does not include Agricultural Use;
- x viii) "Industrial Building" means a building used for or in connection with;
- (i) manufacturing, producing, processing, storing or distributing something;
 - (ii) research of 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, production, or processing takes place;
 - (iv) office or administrative purposes, if they are;
 - (v) carried out with respect to manufacturing, producing, processing, storage or distributing of something; and,
 - (vi) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.
- x ix) "Institutional Use" means land, building, structures or part thereof used by any

- organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;
- xx) “Institutional Church Use” means land, buildings or structures used, designed or intended to be used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
- xxi) “Local Board” means a school board, public utility commission, transportation commission, public library board, board of management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the municipality or any part or parts thereof;
- xxii) “Local Services” means those services, facilities or things which are within the boundaries of, about or are necessary to connect lands to Services and an application has been made in respect of the lands under sections 51 and 53 of the Planning Act, 1990;
- xxiii) “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, 1990, in respect of the Capital Cost;
- xxiv) “Non-Residential Use” means land, buildings or structures or portions thereof used, designed or intended to be used for a purpose other than for residential use, but not Agricultural Uses;
- xxv) “Official Plan” means the Official Plan adopted for the County of Peterborough as amended and approved;
- xxvi) “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;
- xxvii) “Rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;
- xxviii) “Residential Building” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailer or boarding, lodging or rooming houses;
- xxix) “Residential Use” means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;
- xxx) “Semi-Detached Dwelling Unit” means two Dwelling Units in a Residential Building;
- xxxi) “Services” means those services, facilities, accommodations and things shown on Schedule “A” to this by-law;
- xxxii) “Servicing Agreement” means an agreement to provide municipal services by the Township to specified lands within the Township;

- xxxiii) “Services in Lieu” means those Services specified in an agreement made under clause 8 of this by-law;
- xxxiv) “Single Dwelling Unit” means one Dwelling Unit in a Residential Building;
- xxxv) “Small Apartment” means an apartment unit with less than 2 Bedrooms;
- xxxvi) “Solar PV facility” means a renewable energy facility at which one or more solar photovoltaic collector panels or devices uses light to generate electricity. A solar PV facility may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediary;
- xxxvii) “Triple Dwelling Unit” means three Dwelling Units in a Residential Building;
- xxxviii) “Wind Turbine” means any wind energy system, comprising of one or more turbines, with a combined nameplate generating capacity greater than 100 kilowatts, that converts energy into electricity, and consists of a wind turbine, a tower and associated control or conversion electronics. A wind turbine system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediary; and
- xxxix) “Zoning By-Law” means the Comprehensive Zoning By-Law of the Township plus any amendments or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. Application

- a) This by-law applies to all lands in the Township whether the land or use thereof is exempt from taxation under S.13 of 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 purpose of:
- i) a Board of Education exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
 - ii) the Township, or any local board or commission thereof, exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
 - iii) the County of Peterborough or any local board thereof, exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
 - iv) buildings or structures used as public hospitals governed by the *Public Hospitals Act*, R.S.O. 1990, c.P.40, as amended;
 - v) land, buildings or structures used for institutional church use and exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended; or,
 - vi) land, buildings or structures for agricultural use which do not receive municipal sanitary sewer or water supply services.
3. Pursuant to Section 2 of the Act, all uses of any land, buildings or structures upon which Development Charges are imposed within the Township are:
- a) a residential development;
 - b) a non-residential development; or,

c) a Green Energy development.

4. The Development Charge with respect to the use of any land, buildings or structures shall be calculated as follows:

- a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number of dwelling units;
- b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the Gross Floor Area devoted to the use;
- c) in the case of a Green Energy development, shall be calculated in accordance with Schedule "B", subject to any exemptions herein after provided.

5. In this By-law

- a) "residential" means designed, adopted or used as a home or residence of one or more individuals who reside or dwell there permanently or seasonally and includes:
 - i) a "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;
 - ii) a "semi-detached dwelling" means a residential building that is divided vertically into two or more dwelling units, each dwelling unit having one or two vertical walls, but no other parts attached to another structure;
 - iii) a "row dwelling or townhouse" means a residential building containing not less than three units with each unit separated by a common or party wall or walls with a separate outside entrance to each unit;
 - iv) a "duplex dwelling" means a residential building that is divided horizontally into two dwelling units;
 - v) a "triplex dwelling" means a residential building that is divided into three dwelling units;
 - vi) an "apartment building" means a residential building, consisting of four or more dwelling units, which is not a single detached dwelling, a semi-detached dwelling, a row dwelling, a duplex, or a triplex;
 - vii) a "multiple dwelling unit" means a residential building or buildings consisting of three or more dwelling units on a single lot;
 - viii) a "seasonal dwelling" means a single detached dwelling occupied on a non-permanent basis, the owner(s), occupant(s), having another permanent address, but does not include nursing homes, hotels, motels, tourist homes, bed & breakfast establishments, student residences, barracks, or any other development of an institutional nature and included in the Township's Zoning By-law as a non-residential use; and,
 - ix) an "accessibility apartment" means an apartment building or unit that is occupied by one or more individuals who require accessibility modifications or provincially-funded support services in order to live independently in the community.
- b) "non-residential development" means development other than residential development as defined above, and includes development for commercial, farm, hunt camp, industrial, and institutional uses.
 - i) "Institutional Uses" includes student residences, nursing homes, and seniors' accommodation which consist of bedrooms with or without private sanitary

facilities, plus common areas for kitchen and eating facilities and common recreation/activity areas.

6. Lands Affected

Pursuant to Section 2 (7) of the Act, this By-law applies to all lands within the geographic limits of the Corporation of the Township of Asphodel-Norwood (hereinafter referred to as "the Township"), whether the land or use is exempt from taxation under Section 13 of the *Assessment Act, R.S.O., 1990*.

7. Designated Services

Pursuant to Section 7 of the Act, the municipality hereby designates the services listed in Schedule "A" attached hereto and forming part of this By-law as the services for which the Development Charge is imposed.

8. Development Charges Imposed

Subject to Section 9 below and Section 2 (2) of the Act, Development Charges as hereinafter provided shall be imposed upon, and shall be applied, calculated and collected in accordance with the provisions of this By-law in connection with the development of all land within the Township for residential uses and non-residential uses where;

- a) the development of the land will increase the need for services, and
- b) the development requires;
 - i) the passing of a Zoning By-law or of an amendment thereto under section 34 of the *Planning Act, R.S.O., 1990*;
 - ii) the approval of a minor variance under section 45 of the *Planning Act, R.S.O., 1990*,
 - iii) a conveyance of land to which a By-law passed under subsection 50 (7) of the *Planning Act, R.S.O., 1990*;
 - iv) the approval of a plan of subdivision under section 51 of the *Planning Act, R.S.O., 1990*;
 - v) a consent under section 53 of the *Planning Act, R.S.O., 1990*;
 - vi) the approval of a description under section 9 of the *Condominium Act*; or,
 - vii) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

9. Development Charge Amounts

a) Residential

The amount of the Residential Development Charge payable with respect to lands which are the subject of any approvals mentioned in Section 7, above shall be calculated in accordance with Schedule "B", subject to any exemption hereinafter provided.

b) Non-Residential

The amount of the Non-Residential Development Charge payable with respect to lands which are the subject of any approvals mentioned in Section 7 above shall be calculated in accordance with Schedule "B", subject to any exemptions hereinafter provided.

c) Institutional

Notwithstanding Section 9(b) above, for Institutional uses, the charge shall be calculated on the basis of 50% of the non-residential rate set out in Schedule "B" subject to any exemptions hereinafter provided.

d) Green Energy

The amount of the Green Energy Development Charge payable with respect to the development of a solar PV Generating Site or a Wind Turbine Generating Site shall be calculated in accordance with Schedule "B", subject to any exemption.

e) Special Area Charge - Norwood

i) Streetlighting and Sidewalks, Norwood:

In instances where development occurs within the Village of Norwood, the boundaries of which are illustrated on Schedule D attached to this By-law, an additional Development Charge will apply in accordance with Schedule "B", specifically relating to Streetlighting and Sidewalks subject to any exemptions hereinafter provided.

ii) Stormwater Management, Norwood:

In instances where development occurs within the Village of Norwood, the boundaries of which are illustrated on Schedule D attached to this By-law, or will tie into the Stormwater Management System within the Village of Norwood, an additional Development Charge will apply in accordance with Schedule "B", specifically relating to Stormwater Management subject to any exemptions hereinafter provided.

10. Credits and Annual Adjustments

- a) Credit for previous Development Charge Payments and lot levies: A credit shall be applied to the Development Charge calculated in Section 9 above for any previous Development Charge or lot levy payment. The onus shall be upon the owner/applicant to provide proof of earlier payments.
- b) The Development Charge may be adjusted annually on January 1st of each year to reflect the change in Construction Prices as reported in the Statistics Canada Quarterly Construction Price Statistics publications (catalog no. 62-007).

11. Exemptions

Notwithstanding Section 8 above, no Development Charge shall be imposed with respect to developments or portions of developments as follows:

- a) the enlargement of an existing dwelling unit;
- b) the creation of up to two additional dwelling units in an existing single detached dwelling where the total gross floor area of the additional dwelling unit or units is less than or equal to the gross floor area of the dwelling unit already in the building;
- c) the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional dwelling unit does not exceed the maximum allowed by the Regulations made under The Development Charges Act, 1997, in force at the time of filing of the building permit application;
- d) buildings or structures to be used as a hospital as governed by the Public Hospitals Act, R.S.O., 1990;

- e) buildings or structures owned by and used for the purposes of any municipality, County, school or local board;
- f) Affordable Housing;
- g) buildings or structures used as farm buildings;
- h) with respect to industrial and renewable energy development or a portion of industrial or renewable energy development in the following circumstances:
 - i) for enlargement, the new floor area up to a maximum of 50% of existing gross floor area (industrial); *(for the purposes of this By-law existing shall be defined as of the date of adoption of this By-law);*
 - ii) for a building up to 250 m² of gross floor area;
 - iii) for the first 100 kW of generating capacity of a Photovoltaic Generating Installation (Solar Farm); or,
 - iv) for a wind turbine system with a maximum generating capacity of 100 kW.

12. Special Provisions

- a) Development Charges are hereby imposed upon all lands that are developed for residential or non-residential uses, in accordance with Section 9 above insofar as:
 - i) the growth-related net capital costs are attributable to development; and,
 - ii) the growth-related net capital costs are attributable to the service being provided at the time of enactment of this By-law, and the standard of service prevailing at the time this By-law is enacted or at any time within the ten year period preceding enactment of this By-law is maintained.
- b) Where two or more of the actions described in Section 8(ii) are applicable, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law;
- c) Notwithstanding Subsection (b), if two or more of the actions described in Section 8 (b) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule "A", an additional Development Charge on the additional residential units and/or non-residential floor area shall be calculated and collected in accordance with the provision of this By-law.

13. Timing of Calculation and Payment

- a) The Development Charge shall be calculated as of, and shall be payable on, the date a building permit is issued in relation to a building or structure on land to which the Development Charge applies, less any amount paid pursuant to subsection (2) after the enactment of this By-law.
- b) In the case where the development consists of one building, and that building requires more than one building permit, then the development charge payable is to be paid upon the issuance of the first building permit.
- c) Notwithstanding subsection (a), those portions of the Development Charge attributable to Advance Services shall be payable, with respect to an approval of a plan of subdivision under section 51 of the Planning Act, R.S.O., 1990 as amended, immediately upon the owner entering into the subdivision agreement, subject to any applicable exemptions contained in this By-law, and calculated as follows:

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- i) in the case of residential development or the residential portion of a mixed-use development, based upon:
 - 1) the proposed number of dwelling units; and
 - 2) with respect to blocks intended for future development, the maximum number of dwelling units permitted under the contemplated zoning;
 - 3) in the case of non-residential development or the non-residential portion of a mixed-use development based upon the maximum floor area permitted under the contemplated zoning.

 - d) Notwithstanding Section 14 above, an Owner and the municipality may enter into an agreement:
 - i) providing for the payment of a Development Charge before otherwise required;
 - ii) providing for payment of all or any portion of the Development Charge on dates later than the issuing of a building permit or the entering into of a subdivision agreement;
 - iii) whereby an owner provides services in lieu of the payment of all or any portion of a Development Charge;
 - iv) stipulating, where charges increase over time, the date upon which the DC charge calculation is to be based.

 - e) Notwithstanding Section a) above;
 - i) if a development consists of one building that requires more than one building permit, the development charge for the development is payable upon the first building permit being issued;
 - ii) if a development consists of two or more phases that will not be constructed concurrently and are anticipated to be completed in different years, each phase of the development is deemed to be a separate development for the purposes of this section.

14. Demolition Credit

- a) Upon presentation of satisfactory evidence to the Municipality of the pre-demolition development of the property, where there is a redevelopment of land on which there was formerly erected a building or structure, the following credit shall be allowed against the Development Charge otherwise payable pursuant to this By-law which credit shall be calculated:
 - i) with respect to a residential building or structure or the residential portion of a mixed-use building or structure that has been demolished, by multiplying the number of dwelling units demolished within two years of the date of building permit application by the Development Charge for the relevant demolished units in effect on the date when the units are demolished or October 1, 1998, whichever is the later date.

 - ii) with respect to a non-residential building or the non-residential portion of a mixed-use building or structure that has been demolished by multiplying the Gross Floor Area of that portion of the building demolished within two years of the date of the building permit application by the applicable Development Charge for the relevant demolished building or structure in effect on the date when the building or structure was demolished or October 1, 1998 whichever is the later date.

 - iii) the replacement of a building destroyed by fire or similar unintended action shall be exempt from payment of a Development Charge so long as the replacement occurs in

a reasonable time and the replacement is for the same number of residential units or for a non-residential building of the same floor area. Additional residential units or non-residential floor area shall be subject to the normal provisions of this by-law.

15. Payment for the Provision of Services

- a) Payment of Development Charges to the Township shall be in a method approved by the Township Treasurer.
- b) In the alternative to payment by the means provided in subsection a), the Township may, by an agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the Development Charge otherwise payable.

16. Building Permit Issuance

Where Development Charges apply to land in relation to which a building permit is required, unless an agreement is entered into pursuant to subsection 15 b) above, the building permit shall not be issued until the Development Charge has been paid in full.

17. Development Charge Reserve Funds

All payments received by the Township pursuant to this By-law, including income on investments of the reserve funds, shall be apportioned among the reserve funds in accordance with Schedule “B” and paid into the respective reserves as follows:

Portion of Development Charges:

Cost Centre	Residential	Non-Residential	Green Energy
Planning and Development	0.92%	1.02%	1.27%
Transportation Services	45.85%	65.46%	63.39%
Fire Services	25.57%	31.97%	35.34%
Emergency Management	0.44%	0.59%	0.0%
By-law Enforcement	0.32%	0.42%	0.0%
Health Services	0.51%	0.54%	0.0%
Recreation and Cultural Services	19.10%	0.00%	0.0%
Library Services	5.35%	0.00%	0.0%
Cemeteries	1.94%	0.00%	0.0%
TOTAL	100%	100%	100%

Cost Centre	Residential	Non-Residential
Streetlights and Sidewalks	30.35%	29.51%
Storm Water Management	69.65%	70.49%
Total Special Area	100%	100%

18. Withdrawals from Reserve Funds

- a) That no monies be withdrawn from the said Reserve Funds except:
 - i) refunds, including interest, if applicable, as hereinafter set out, and;
 - ii) to meet growth related net capital costs for which the Development Charge was imposed, as set out in Appendix "B" of the *Clark Report*, subject to any modifications to project definition, budget priority and phasing, as may occur as part of the municipality's annual Capital Budget process, or amendments to this By-law. Council may withdraw funds from the Municipal Services Reserve Fund based on project definition, budget priority and phasing as aforesaid.

19. Annual Statements Re: Reserve Funds

The Treasurer shall provide an Annual Statement to Council on or before May 31, or on such date as Council may direct, relating to the Development Charge reserve fund, in accordance with the format set out in Schedule "C" attached hereto and forming part of this By-law and include the information required under Section 12 and 13 of O.Reg. 82/98.

20. Refunds

- a) Notwithstanding the foregoing, if a Development Charge is paid at the time a building permit is issued and no building proceeds pursuant to the said permit and the building permit has expired, the registered owner may apply to the Treasurer of the municipality for a refund of the Development Charge paid at the time the building permit was issued within one year of payment to the municipality provided the building permit is surrendered with the said refund application, if not already surrendered.

Where this By-law or any Development Charge prescribed under this By-law is amended or repealed either by order of the Ontario Municipal Board or by resolution of the Council, the Treasurer shall forthwith calculate and refund the amount of any overpayment as a result of such amendment or repeal.

Upon issuing a refund, the municipality will retain an administrative fee of \$150.00 per building application.

Refunds that are required to be paid under section 22 shall be paid with interest to be calculated from the date on which the overpayment was collected to the date on which the refund is paid. The interest rate shall be the Bank of Canada rate on the day the by-law comes into force updated on the first business day of every January, April, July and October.

21. Severability

If, for any reason, any provision or part thereof is found to be invalid, the remainder of the By-law shall remain in full force and effect until it expires or is repealed.

22. Full Force and Effect

- a) This By-law, known as "The Development Charges By-law, 2018 - 57", shall come into force and effect at 12:01 am on the first day of January, 2019.
- b) This By-law shall continue in force and effect until the second day of January, 2024, unless it is repealed at an earlier date.
- c) By-law 2014 - 77 is hereby repealed at 11:59 pm, on the 31st day of December, 2018.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS

13th DAY OF November 2018.



MAYOR, Terrence J. Low



CLERK , Candice White

SCHEDULE “A”

TO THE TOWNSHIP OF ASPHODEL-NORWOOD

BY-LAW 2018 - 57

Designated Service Categories for which Development Charges are imposed.

- 1. Planning and Development**
- 2. Public Works**
- 3. Protection to People and Property**
 - a. Fire Protection**
 - b. Emergency Management**
 - c. By-law Enforcement**
- 4. Health Services**
- 5. Recreation and Culture**
- 6. Cemeteries**
- 7. Library Services**
- 8. Streetlights and Sidewalks**
- 9. Stormwater Management**

All as more particularly set out in a Report by *Clark Consulting Services* dated October 24th, 2018.

Designated Services do not include local services and local connections as excluded by Section 2(5) of the *Act*.

SCHEDULE "B"

TO THE TOWNSHIP OF ASPHODEL-NORWOOD
BY-LAW 2018 -

Development Charge and Advance Services

[Insert Schedule B]

Schedule "B"

Township of Asphodel-Norwood
Schedule of Development Charges by Service Category - January 01, 2019 to December 31, 2019

Uses of Land, Buildings or Structures	Residential Development Charge per Dwelling Unit				Non-Residential Development Charge		Green Energy, Solar Development Charge (per 500 kW)	Green Energy, Wind Development Charge (per Turbine)
	(Single family Dwelling Unit)	(Semi-Detached Dwelling Unit)	(Townhouse or Apartment Unit)	(Accessibility Apartment Unit)	(per m ² .)	(per ft ² .)		
Services and Designated Development Charge								
Township Wide								
Planning and Development	\$48.16	\$38.53	\$21.83	\$16.05	\$0.05	\$0.00	\$91.57	\$91.57
Transportation Services	\$2,407.68	\$1,926.15	\$1,091.48	\$802.56	\$3.32	\$0.31	\$4,577.63	\$4,577.63
Protection of People & Property								
Fire Services	\$1,342.39	\$1,073.91	\$608.55	\$447.46	\$1.62	\$0.15	\$2,552.23	\$2,552.23
Emergency Measures	\$22.85	\$18.28	\$10.36	\$7.62	\$0.03	\$0.00	\$0.00	\$0.00
By-law Enforcement	\$16.89	\$13.51	\$7.66	\$5.63	\$0.02	\$0.00	\$0.00	\$0.00
Health Services	\$26.78	\$21.42	\$12.14	\$8.93	\$0.03	\$0.00	\$0.00	\$0.00
Recreation and Cultural Services	\$1,002.73	\$802.18	\$454.57	\$334.24	\$0.00	\$0.00	\$0.00	\$0.00
Library Services	\$280.80	\$224.64	\$127.29	\$93.60	\$0.00	\$0.00	\$0.00	\$0.00
Cemetery Services	\$101.72	\$81.38	\$46.11	\$33.91	\$0.00	\$0.00	\$0.00	\$0.00
Total Township Wide	\$5,250.00	\$4,200.00	\$2,380.00	\$1,750.00	\$5.08	\$0.47	\$7,221.43	\$7,221.43
Uses of Land, Buildings or Structures	Residential Development Charge per Dwelling Unit				Non-Residential Development Charge			
Services and Designated Development Charge								
PROPERTIES WITHIN THE VILLAGE OF NORWOOD								
Special Area Charge								
Streetlighting and Sidewalks	\$401.50	\$321.20	\$182.01	\$133.83	\$0.88	\$0.08		
Stormwater Management	\$921.47	\$737.18	\$417.73	\$307.16	\$2.11	\$0.20		
Total Special Area Charge	\$1,322.97	\$1,058.38	\$599.75	\$440.99	\$2.99	\$0.28		
Advance Services *								

Schedule "B"

Township of Asphodel-Norwood
Schedule of Development Charges by Service Category - January 01, 2020 to December 31, 2020

Uses of Land, Buildings or Structures	Residential Development Charge per Dwelling Unit			Non-Residential Development Charge		Green Energy, Solar Development Charge (per 500 kW)	Green Energy, Wind Development Charge (per Turbine)
	(Single family Dwelling Unit)	(Semi-Detached Dwelling Unit)	(Townhouse or Apartment Unit)	(per m ² .)	(per ft ² .)		
Services and Designated Development Charge							
Township Wide							
Planning and Development	\$52.75	\$42.20	\$23.91	\$0.05	\$0.00	\$91.57	\$91.57
Transportation Services	\$2,636.99	\$2,109.59	\$1,195.43	\$3.32	\$0.31	\$4,577.63	\$4,577.63
Protection of People & Property							
Fire Services	\$1,470.23	\$1,176.19	\$666.51	\$1.62	\$0.15	\$2,552.23	\$2,552.23
Emergency Measures	\$25.03	\$20.02	\$11.34	\$0.03	\$0.00	\$0.00	\$0.00
By-law Enforcement	\$18.50	\$14.80	\$8.39	\$0.02	\$0.00	\$0.00	\$0.00
Health Services	\$29.33	\$23.46	\$13.30	\$0.03	\$0.00	\$0.00	\$0.00
Recreation and Cultural Services	\$1,098.23	\$878.58	\$497.86	\$0.00	\$0.00	\$0.00	\$0.00
Library Services	\$307.54	\$246.03	\$139.42	\$0.00	\$0.00	\$0.00	\$0.00
Cemetery Services	\$111.41	\$89.13	\$50.51	\$0.00	\$0.00	\$0.00	\$0.00
Total Township Wide	\$5,750.00	\$4,600.00	\$2,606.67	\$5.08	\$0.47	\$7,221.43	\$7,221.43

Uses of Land, Buildings or Structures	Residential Development Charge per Dwelling Unit			Non-Residential Development Charge	
	(Single family Dwelling Unit)	(Semi-Detached Dwelling Unit)	(Townhouse or Apartment Unit)	(per m ² .)	(per ft ² .)
Services and Designated Development Charge					
PROPERTIES WITHIN THE VILLAGE OF NORWOOD					
Special Area Charge					
Streetlighting and Sidewalks	\$439.74	\$351.79	\$199.35	\$0.88	\$0.08
Stormwater Management	\$1,009.23	\$807.38	\$457.52	\$2.11	\$0.20
Total Special Area Charge	\$1,448.97	\$1,159.18	\$656.87	\$2.99	\$0.28

Advance Services *

Schedule "B"

Township of Ashpodel-Norwood
Schedule of Development Charges by Service Category - January 01, 2021 to December 31, 2021

Uses of Land, Buildings or Structures	Residential Development Charge per Dwelling Unit				Non-Residential Development Charge		Green Energy, Solar Development Charge (per 500 kW)	Green Energy, Wind Development Charge (per Turbine)
	(Single family Dwelling Unit)	(Semi-Detached Dwelling Unit)	(Townhouse or Apartment Unit)	(Accessibility Apartment Unit)	(per m ² .)	(per ft ² .)		
Services and Designated Development Charge								
Township Wide								
Planning and Development	\$57.34	\$45.87	\$25.99	\$19.11	\$0.05	\$0.00	\$91.57	\$91.57
Transportation Services	\$2,866.29	\$2,293.03	\$1,299.38	\$955.43	\$3.32	\$0.31	\$4,577.63	\$4,577.63
Protection of People & Property								
Fire Services	\$1,598.08	\$1,278.46	\$724.46	\$532.69	\$1.62	\$0.15	\$2,552.23	\$2,552.23
Emergency Measures	\$27.20	\$21.76	\$12.33	\$9.07	\$0.03	\$0.00	\$0.00	\$0.00
By-law Enforcement	\$20.11	\$16.09	\$9.12	\$6.70	\$0.02	\$0.00	\$0.00	\$0.00
Health Services	\$31.88	\$25.50	\$14.45	\$10.63	\$0.03	\$0.00	\$0.00	\$0.00
Recreation and Cultural Services	\$1,193.72	\$954.98	\$541.15	\$397.91	\$0.00	\$0.00	\$0.00	\$0.00
Library Services	\$334.28	\$267.43	\$151.54	\$111.43	\$0.00	\$0.00	\$0.00	\$0.00
Cemetery Services	\$121.10	\$96.88	\$54.90	\$40.37	\$0.00	\$0.00	\$0.00	\$0.00
Total Township Wide	\$6,250.00	\$5,000.00	\$2,833.33	\$2,083.33	\$5.08	\$0.47	\$7,221.43	\$7,221.43
Uses of Land, Buildings or Structures	Residential Development Charge per Dwelling Unit				Non-Residential Development Charge			
Services and Designated Development Charge								
PROPERTIES WITHIN THE VILLAGE OF NORWOOD								
Special Area Charge								
Streetlighting and Sidewalks	\$481.62	\$385.30	\$218.34	\$160.54	\$0.88	\$0.08		
Stormwater Management	\$1,105.35	\$884.28	\$501.09	\$368.45	\$2.11	\$0.20		
Total Special Area Charge	\$1,586.97	\$1,269.58	\$719.43	\$528.99	\$2.99	\$0.28		
Advance Services *								

Schedule "B"

Township of Ashodel-Norwood
Schedule of Development Charges by Service Category - January 01, 2022 to December 31, 2022

Uses of Land, Buildings or Structures	Residential Development Charge per Dwelling Unit				Non-Residential Development Charge		Green Energy, Solar Development Charge (per 500 kW)	Green Energy, Wind Development Charge (per Turbine)
	(Single family Dwelling Unit)	(Semi-Detached Dwelling Unit)	(Townhouse or Apartment Unit)	(Accessibility Apartment Unit)	(per m ² .)	(per ft ² .)		
Services and Designated Development Charge								
Township Wide								
Planning and Development	\$61.92	\$49.54	\$28.07	\$20.64	\$0.05	\$0.00	\$91.57	\$91.57
Transportation Services	\$3,095.59	\$2,476.47	\$1,403.33	\$1,031.86	\$3.32	\$0.31	\$4,577.63	\$4,577.63
Protection of People & Property								
Fire Services	\$1,725.93	\$1,380.74	\$782.42	\$575.31	\$1.62	\$0.15	\$2,552.23	\$2,552.23
Emergency Measures	\$29.38	\$23.50	\$13.32	\$9.79	\$0.03	\$0.00	\$0.00	\$0.00
By-law Enforcement	\$21.72	\$17.38	\$9.85	\$7.24	\$0.02	\$0.00	\$0.00	\$0.00
Health Services	\$34.43	\$27.54	\$15.61	\$11.48	\$0.03	\$0.00	\$0.00	\$0.00
Recreation and Cultural Services	\$1,289.22	\$1,031.38	\$584.45	\$429.74	\$0.00	\$0.00	\$0.00	\$0.00
Library Services	\$361.02	\$288.82	\$163.66	\$120.34	\$0.00	\$0.00	\$0.00	\$0.00
Cemetery Services	\$130.78	\$104.63	\$59.29	\$43.59	\$0.00	\$0.00	\$0.00	\$0.00
Total Township Wide	\$6,750.00	\$5,400.00	\$3,060.00	\$2,250.00	\$5.08	\$0.47	\$7,221.43	\$7,221.43

Uses of Land, Buildings or Structures	Residential Development Charge per Dwelling Unit				Non-Residential Development Charge	
	(Single family Dwelling Unit)	(Semi-Detached Dwelling Unit)	(Townhouse or Apartment Unit)	(Accessibility Apartment Unit)	(per m ² .)	(per ft ² .)
Services and Designated Development Charge						
PROPERTIES WITHIN THE VILLAGE OF NORWOOD						
Special Area Charge						
Streetlighting and Sidewalks	\$527.49	\$421.99	\$239.13	\$175.83	\$0.88	\$0.08
Stormwater Management	\$1,210.62	\$968.50	\$548.81	\$403.54	\$2.11	\$0.20
Total Special Area Charge	\$1,738.11	\$1,390.49	\$787.94	\$579.37	\$2.99	\$0.28

Advance Services *

Schedule "B"

Township of Ashpodel-Norwood
Schedule of Development Charges by Service Category - January 01, 2023 to December 31, 2023

Uses of Land, Buildings or Structures	Residential Development Charge per Dwelling Unit				Non-Residential Development Charge		Green Energy, Solar Development Charge (per 500 kW)	Green Energy, Wind Development Charge (per Turbine)
	(Single family Dwelling Unit)	(Semi-Detached Dwelling Unit)	(Townhouse or Apartment Unit)	(Accessibility Apartment Unit)	(per m ² .)	(per ft ² .)		
Services and Designated Development Charge								
Township Wide								
Planning and Development	\$66.51	\$53.21	\$30.15	\$22.17	\$0.05	\$0.00	\$91.57	\$91.57
Transportation Services	\$3,324.89	\$2,659.92	\$1,507.29	\$1,108.30	\$3.32	\$0.31	\$4,577.63	\$4,577.63
Protection of People & Property								
Fire Services	\$1,853.77	\$1,483.02	\$840.38	\$617.92	\$1.62	\$0.15	\$2,552.23	\$2,552.23
Emergency Measures	\$31.55	\$25.24	\$14.30	\$10.52	\$0.03	\$0.00	\$0.00	\$0.00
By-law Enforcement	\$23.33	\$18.66	\$10.58	\$7.78	\$0.02	\$0.00	\$0.00	\$0.00
Health Services	\$36.98	\$29.58	\$16.76	\$12.33	\$0.03	\$0.00	\$0.00	\$0.00
Recreation and Cultural Services	\$1,384.72	\$1,107.78	\$627.74	\$461.57	\$0.00	\$0.00	\$0.00	\$0.00
Library Services	\$387.77	\$310.21	\$175.79	\$129.26	\$0.00	\$0.00	\$0.00	\$0.00
Cemetery Services	\$140.47	\$112.38	\$63.68	\$46.82	\$0.00	\$0.00	\$0.00	\$0.00
Total Township Wide	\$7,250.00	\$5,800.00	\$3,286.67	\$2,416.67	\$5.08	\$0.47	\$7,221.43	\$7,221.43
Uses of Land, Buildings or Structures	Residential Development Charge per Dwelling Unit				Non-Residential Development Charge			
Services and Designated Development Charge								
PROPERTIES WITHIN THE VILLAGE OF NORWOOD								
Special Area Charge								
Streetlighting and Sidewalks	\$577.73	\$462.18	\$261.90	\$192.58	\$0.88	\$0.08		
Stormwater Management	\$1,325.92	\$1,060.73	\$601.08	\$441.97	\$2.11	\$0.20		
Total Special Area Charge	\$1,903.64	\$1,522.92	\$862.99	\$634.55	\$2.99	\$0.28		
Advance Services *								

**SCHEDULE "C"
TO BY-LAW 2018 - 57**

CAPITAL FUND TRANSFERS ADDENDUM*		
Capital Project	Amount Transferred to Capital Fund	Intended Application

SCHEDULE "D"
TO BY-LAW 2018 -57