The Corporation of the Township of North Huron

By-law No. 74-2021

A by-law to establish Development Charges for the Corporation of the Township of North Huron.

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The Corporation of the Township of North Huron

By-law No. 74-2021

Being a by-law to establish development charges for the Corporation of the Township of North Huron

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WHEREAS subsection 2(1) of the Development Charges Act, 1997 c. 27 (hereinafter called "the Act") provides that the council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Township of North Huron has completed a Development Charge Background Study in accordance with Section 10 of the Act;

AND WHEREAS the Council has given notice of its intention to pass a By-law and held a public meeting in accordance with Section 12 of the Act;

NOW THEREFORE the Council of the Corporation of the Township of North Huron ENACTS as follows:

Part I - Definitions

1. The following terms shall, for the purposes of this By-law have the meanings stated below:

    (1) "Accessory use" means where used to describe a use, building, or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure, but is not an ancillary residential building;

    (2) "Ancillary residential building" means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling or row dwelling;

    (3) "Apartment, Bachelor" means a dwelling unit consisting of one bathroom and not more than two (2) habitable rooms, providing therein living, dining, sleeping and kitchen accommodation in appropriate individual or combination room or rooms;

    (4) "Apartment Building" means the whole of a structure that contains four or more dwelling units which units have a common entrance from street level and are served by a common corridor and the occupant of which

units have the right to use in common the corridors, stairs, elevators, yards or one or more of them, and “apartment” shall mean one such unit located within an apartment building;

(5) “Average Level of Service” means the average level of service in the municipality for the ten years immediately preceding the preparation of the background study;

(6) “Background Study” means the study required prior to passage of this By-law of the increases in services, and the capital costs associated therewith, projected as a result of development;

(7) “Bedroom” means a habitable room larger than 7 square metres, including a den, study or similar area, but does not include a living room, dining room and kitchen;

(8) “Blyth Service Area” includes all properties within the boundaries of Blyth and any properties outside of the current service area of Blyth within North Huron that are:

i. created by consent; or

ii. created by Plan of Subdivision or Condominium; or

iii. governed by Site Plan Control; or

iv. are existing lots of record;

v. and that are allowed to connect to the existing water system or the existing sanitary sewers system or the existing storm water drainage system of Blyth.

(9) “Capital Costs” means costs incurred or proposed to be incurred by the Corporation or a local board thereof directly or under an agreement;

i. Costs to acquire land or an interest in land, including a leasehold interest;

ii. Costs to improve land;

iii. Costs to acquire, lease, construct or improve buildings and structures;

iv. Costs to acquire, lease, construct or improve facilities including;

a. Rolling stock with an estimated useful life of seven years or more,

b. Furniture and equipment, other than computer equipment, and

c. Materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act;

v. Costs to undertake studies in connection with any of the matters referred to in paragraphs i-iv;

vi. Costs of the development charge background study; and

vii. Interest on money borrowed to pay for costs described in paragraphs i-iv

(10) "Corporation" means the Corporation of the Township of North Huron;

(11) "Council" means the Council of the Corporation;

(12) "Development" which includes redevelopment, 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 including alterations to the interior of a building that has the effect of changing the size or usability thereof, and includes all enlargement of existing development which creates new dwelling units or additional commercial or institutional space; and "redevelopment" has a corresponding meaning;

(13) "Development Charge" means a charge imposed for increased capital costs required because of increased need for service arising from development of the area to which this By-law applies;

(14) "Dwelling" means a building, occupied or designed to be occupied exclusively as a home, residence or sleeping place by one or more persons, but shall not include hotels, boarding or rooming houses, motels or institutions;

(15) "Dwelling, Duplex" means the whole of a dwelling that is divided horizontally into two separate dwelling units each of which has an independent entrance either directly from the outside or through a common vestibule;

(16) “Dwelling, Multiple” means all dwellings other than a single detached dwelling, a semi-detached dwelling, a duplex dwelling, a bachelor apartment and an apartment;

(17) “Dwelling, Semi-Detached or Row” means a residential building, which contains a single dwelling unit, that has one or two vertical walls, but no other parts, attached to other buildings;

(18) “Dwelling, Single Detached” means a residential building, which contains a single dwelling unit, that is not attached to other buildings;

(19) “Dwelling Unit” means one or more habitable rooms occupied or designed to be occupied by an individual or family as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such individual or family, with a private entrance from outside the building or from a common hallway or stairway inside the building;

(20) “East Wawanosh Service” includes all properties in North Huron that are not within the Wingham Service Area, Blyth Service Area or Hutton Heights Service Area, as defined in this bylaw.

(21) “Front-End Payment” means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this By-law, to cover the capital costs of the services designated in the agreement that are required to enable land to be developed within the Corporation;

(22) “Gross Floor Area” 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 wall;

(23) “Hutton Heights Service Area” means the lands within the area shown in Figure 1.

(24) “Industrial Building” means a building 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, production, or processing takes place,

iv. office or administrative purposes, if they are,

a. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and

b. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution

(25) "institutional development" means for the purposes of subsection 13(5), means development of a building or structure intended for use: (a) as a long-term care home within the meaning of subsection 2(1) of the Long Term Care Homes Act, 2007; (b) as a retirement home within the meaning of subsection 2(1) of the Retirement Homes Act, 2010; (c) by any institution of the following post-secondary institutions for the objects of the institution: (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario; (ii) a college or university federated or affiliated with a university described in subclause (i); or (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017; (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or (e) as a hospice to provide end of life care; or land, buildings, or structures, or a portion thereof, for a public or non-profit purpose, including a religious, charitable, educational, health or welfare purpose, and without limiting the generality of the foregoing, may include such uses as schools, hospitals , places of worship, recreation facilities, community centres and government buildings

(26) "Local Board" means a public utility commission, transportation commission, public library board, board of park management, board of health, police service board, 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 of the Corporation or any part or parts thereof, but does not include a board defined in subsection 1(1) of the Education Act;

(27) "Local services" means those services or facilities which are under the jurisdiction of the municipality and are related to a Plan of Subdivision or within the area to which the Plan relates, required as a condition of

approval under s. 41 of the *Planning Act*, or as a condition of approval under s. 53 of the *Planning Act*;

(28) "Minister" means the Minister of Municipal Affairs and Housing;

(29) "Non-profit housing development" means 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 object is to provide housing;

ii. a corporation without share capital to which the Canada Not-for-profit-Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or

iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

(30) "Non-residential uses" means a building or structure used for other than a residential use; including commercial, industrial or institutional uses.

(31) "OLT" means Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal).

(32) "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;

(33) "Residential uses" means lands, buildings or structure or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwellings, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, and the residential portion of a mixed-use building or structure.

(34) "Services" means those services designated in section 9 of this By-law or in an agreement made under Part V of this By-law;

(35) "Treasurer" means the treasurer for the Township of North Huron;

(36) "Wingham Service Area" includes all properties within the boundaries of the Wingham and any properties outside of Wingham within North Huron that are:

i. created by consent; or

ii. created by Plan of Subdivision or Condominium; or

iii. governed by Site Plan Control; or

iv. are existing lots of record;

v. and that are allowed to connect to the existing water system or the existing sanitary sewers system or the existing storm water drainage system of Wingham.

Part II - Application

2. This By-law applies to all lands in the geographic area of the Corporation. Different charges shall apply to development of land within the Wingham Ward, and Blyth, East Wawanosh Ward, and Hutton Heights Service Area as set out in the schedule of charges. The Hutton Heights Service Area is shown in Figure 1.

3. This By-law does not apply to land that is owned by and used for the purposes of;

   (1) A board of education;

   (2) The Corporation or any local board thereof;

   (3) The Corporation of the County of Huron or any local board thereof.

4. No development charge under section 5 is payable where the development;

   (1) Is an enlargement of an existing dwelling unit;

   (2) Creates one or two additional dwelling units in an existing single detached dwelling if the total gross floor area of the additional dwelling unit or units does not exceed the gross floor area of the existing dwelling unit;

   (3) Creates one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;

   (4) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

   (5) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or

   (6) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings,

subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings that are permitted to contain a second dwelling unit, being either of the two dwelling units. If the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwellings, if the units have the same gross floor area, or the smaller of the dwellings units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

(7) Notwithstanding subsection 4(2) development charges shall be calculated and collected in accordance with Schedule “A” as applicable, where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing single detached dwelling unit.

(8) Notwithstanding subsection 4(5), development charges shall be calculated and collected in accordance with Schedule “A” as applicable, where the additional dwelling unit has a residential gross floor area greater than:

i. in the case of semi-detached house or multiple dwelling, the gross floor area of the existing dwelling unit, and

ii. in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.

(9) Is a place of worship and land used in connection therewith and every churchyard, cemetery, burying ground or burial site that is exempt from taxation under section 3 of the Assessment Act;

(10) Is the enlargement of an existing industrial building if the gross floor area is enlarged by fifty percent or less; or

(11) Is a bona fide non-residential farm building;

(12) Is a redevelopment where a residential unit or units existed on a property prior to a period of not more than five years prior to an application for a building permit(s) for new residential dwellings on the same property. The new units are not subject to a development charge up to and including the original number of units that existed on the site within five years prior to the application for building permit(s) on the property. All units in excess of the original number are subject to the current development charge.

5. Subject to section 6, Development Charges shall be imposed upon and shall be applied, calculated and collected in accordance with the provisions of this By-law on all land to be developed, where

(1) The development of the land will increase the need for services; and

(2) The development requires any one of;

i. The passing of a zoning by-law or of an amendment thereto 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 permit under the Building Code Act, 1992 in relation to a building or structure.

viii. All lots of record shall pay a development charge upon issuance of a building permit, where no development charge or lot levy has previously been collected for that lot.

6. Section 5 shall not apply in respect of,

   (1) Those services, relating to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under Section 51 of the Planning Act; and

   (2) those services to be installed or paid for by the owner as a condition of approval under Section 53 of the Planning Act.

7. Development charges shall not be imposed to pay for increased capital costs required because of increased needs for any of the following:

   (1) the provision of cultural or entertainment facilities, including museums, theatres and art galleries but not including public libraries;

   (2) the provision of tourism facilities including convention centres;

   (3) the acquisition of land for parks;

   (4) the provision of a hospital as defined in the Public Hospitals Act;

   (5) the provision of landfill sites and services;

   (6) the provision of facilities and services for the incineration of waste; or

   (7) the provision of headquarters for the general administration of municipalities and local boards.

8. In no event shall a shortfall caused by the exclusion of development charges listed in Section 4 be made up for by increasing the development charge for other development.

Part III - Rates and Calculations

9. Development charges against land within the Corporation which is to be developed shall be based upon the following designated services provided by the Corporation:

   (1) sanitary sewage service, including sewage treatment facilities, trunk sanitary sewers and pumping stations;

   (2) water services including water supply, storage, treatment and distribution facilities;

   (3) stormwater services;

(4) transportation services;

(5) public works facilities;

(6) parks and recreation services;

(7) daycare services; and

(8) administration, including capital growth studies;

10. The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:

(1) in the case of residential development or redevelopment, or a residential portion of a mixed-use development or redevelopment, the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedules “A”.

(2) in the case of non-residential development or redevelopment, or a non-residential portion of a mixed-use development or redevelopment, the development charge shall be the gross floor area of such area multiplied by the corresponding total dollar amount per square metre of gross floor area, as set out in Schedules “A”.

11. Development charges imposed pursuant to this By-law may be adjusted annually on January 1, without amendment to this By-law, in accordance with the Statistics Canada Quarterly, “Non-residential Building Construction Price Index for Toronto”.

Part IV - Complaints

12. An owner may complain in writing to the Council in respect of the development charge imposed by the Corporation that,

(1) the amount of the development charge was incorrectly determined

(2) whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined

(3) there was an error in the application of this By-law

13. A complaint may not be made under section 12 later than 90 days after the date the development charge, or any part of it, is payable.

14. The complaint must be in writing, must state the complainant’s name, the address where notices can be given to the complainant and the reasons for the complaint.

15. The Council shall hold a hearing into the complaint and shall give the complainant an opportunity to make representation at the hearing.

16. The Clerk of the Corporation shall mail a notice of the hearing to the complainant at least fourteen (14) days before the hearing.

17. Council may:

    (1) dismiss the complaint; or

    (2) rectify any incorrect determination or error that was the subject of the complaint

18. The Clerk of the Corporation shall mail to the complainant a notice of the Council's decision and of the last day for appealing the decision, which shall be the day that is forty (40) days after the day the decision is made. The notice required under this section must be mailed not later than twenty (20) days after the day the Council's decision is made.

Part V – Front Ending Agreements

19. The services which may be the subject of a front-ending agreement must be services to which the work relates and to which this By-law relates and are set out below.

    (1) sanitary sewage service, including sewage treatment facilities, trunk sanitary sewers and pumping stations;

    (2) water service, including water supply and watermains;

20. A front-ending agreement may provide for the following to be included in the cost of the work:

    (1) the reasonable costs of administering the agreement; and

    (2) the reasonable costs of consultants and studies required to prepare the agreement.

21. A front-ending agreement must contain the following:

    (1) a description of the work to be done, a definition of the area of the municipality that will benefit from the work and the estimated cost of the work;

    (2) the proportion of the cost of the work that will be borne by each party to the agreement;

    (3) the method for determining the part of the costs of the work that will be reimbursed by the persons who, in the future, develop land within the area defined in the agreement;

    (4) the amount, or a method for determining the amount, of the non-reimbursable share of the costs of the work for the parties and for persons who reimburse parts of the costs of the work; and

(5) a description of the way in which amounts collected from persons to reimburse the costs of the work will be allocated.

22. A front-ending agreement may contain other provisions in addition to those required under section 21.

23. A front-ending agreement may provide for a person who is not a party to the agreement to

    (1) pay an amount only if the person develops land and a development charge could be imposed for the development under Section 5.

24. Sections 5, 10 and 11 apply with modifications to amounts a person who is not a party to a front-ending agreement must pay under the agreement.

25. A front-ending agreement may provide for persons who reimburse part of the costs of the work borne by the parties to be themselves reimbursed by persons who later develop land within the area defined in the agreement.

26. A front-ending agreement must not provide for a person to be reimbursed for any part of their non-reimbursable share of the costs of the work as determined under the agreement.

27. A front-ending agreement comes into force on the day the agreement is made.

28. A front-ending agreement that is terminated by the OLT shall be deemed to have never come into force.

29. A person who develops land within the area defined in a front-ending agreement shall pay any amount to the Corporation that the agreement provides upon a building permit being issued for the development unless the front-ending agreement provides for the amount to be payable on a later day or on an earlier day.

30. A front-ending agreement may provide that an amount payable 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, be payable immediately upon the parties entering into the subdivision or consent agreement.

31. The Corporation shall place money received under a front-ending agreement into a special account, which shall be used, in accordance with the agreement, only to pay for work provided for under the agreement and to reimburse those who, under the agreement, have a right to be reimbursed.

32. Notwithstanding Section 31, if the Corporation receives money from parties to the agreement to pay for work provided under the agreement, the Corporation shall, if the agreement so provides return to the parties any amounts that are not needed to pay for the work.

33. If an objection to a front-ending agreement is made, the Corporation shall retain any money received from persons who are not parties to the agreement until all the objections to the agreement are disposed of by the OLT.

34. If the OLT makes an order that the agreement be terminated unless amended in accordance with the OLT's order the Corporation shall retain the money until the agreement is either terminated or amended.

35. A person is entitled to be given a credit towards a development charge for the amount of their non-reimbursable share of costs of work under a front-ending agreement.

36. If the work would result in a level of service that exceeds the average level of the service in the ten (10) year period immediately preceding the preparation of the background study for this by-law, the amount of the credit must be reduced in the same proportion that the costs of the work that relate to a level of service that exceeds that average level of service bear to the costs of the work.

37. Credits under Section 34 shall be treated as though they were credits under Section 43.

38. A party to a front-ending agreement may register the agreement or a certified copy of it against the land to which it applies

Part VI – Reserve Funds

39. The Corporation shall establish a separate reserve fund for each category of service to which the development charge relates.

40. Payments received by the Corporation under Part III of this By-law shall be paid into the reserve fund or funds to which the charge relates and shall be used only for capital costs.

41. Notwithstanding Section 39, the Corporation may borrow money from a reserve fund but if it does so the Corporation shall repay the amount used plus interest at a rate not less than the Bank of Canada rate on the day this By-law comes into force.

42. The Treasurer shall each year on or before such date as the Council may direct, give the Council a financial statement relating to this By-law and reserve funds established under Section 38 and make it available to the public.

43. The Treasurer shall give a copy of the statement required by Section 41 to the Minister of Municipal Affairs and Housing on request.

Part VII – Credits

44. The Corporation shall give a person a credit towards the development charge in accordance with the agreement if the person performs work that relates to a service to which a development charge by-law relates.

45. The amount of the credit is the reasonable cost of doing the work as agreed by the Corporation and the person who is to be given the credit.

46. No credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service.

47. A credit, or any part of it, may be given before the work for which the credit is given is completed.

48. A credit given in exchange for work done is a credit only in relation to the service to which the work relates.

49. If the work relates to more than one service, the credit for the work must be allocated, in the manner agreed by the Corporation, among the services to which the work relates.

50. The Corporation may agree that a credit given be in relation to another service to which this By-law applies.

51. The Corporation may agree to change a credit so that it relates to another service to which this By-law relates.

52. A credit may not be transferred unless the holder and person to whom the credit is to be transferred have agreed in writing to the transfer, and the Corporation has agreed to the transfer, either in the agreement under which the holder was given the credit or subsequently.

53. The transfer of a credit is not effective until the Corporation transfers it.

54. The Corporation shall transfer a credit upon being requested to do so by the holder, the person to whom the credit is to be transferred or the agent of either of them and being given proof that the conditions in Section 50 are satisfied.

55. A credit that relates to a service may be used only with respect to that part of a development charge that relates to the service.

56. A credit may only be used by the holder, his agent or the transferee in the event that the credit has been transferred by the holder with the approval of the Corporation.

Part VIII - Administration

57. A Development Charge is payable for a development prior to the issuance of a Building Permit.

58. If any amount is payable under a front-ending agreement by a person who develops land, the Corporation shall not issue a building permit for the development until the amount is paid.

59. Despite Section 57, the Corporation may enter into an agreement with a person who is required to pay a development charge providing for all or any part of a development charge to be paid before or after it would otherwise by payable.

60. The total amount of a development charge payable under an agreement under Section 59 is the amount of the development charge that would be determined under this By-law on the day specified in the agreement or, if no such day is specified, at the earlier of,

    (1) the time the development charge or any part of it is payable under the agreement; and the time the development charge would have been payable in the absence of the agreement.

61. An agreement under Section 59 may allow the Corporation to charge interest, at a rate stipulated in the agreement, on that part of the development charge paid after it would otherwise be payable.

62. Notwithstanding sections 57 and 59 development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Township's Council approved development charge interest policy, as may be revised from time to time.

63. Notwithstanding sections 57and 59, development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Township's Council approved development charge interest policy, as may be revised from time to time.

64. Where the development of land results from the approval of a site plan or zoning by-law amendment for rental housing, institutional or nonprofit housing, received on or after January 1, 2020 and the approval of the application occurred within two years of building permit issuance, the development charges under Part III shall be calculated on the rates set out in Schedule "A" on the date of the planning application, including interest. Where both planning applications apply development charges under Part III shall be calculated on the rates, including interest as provided in the Township's Council approved development charge interest policy, as may be revised from time to time, payable on the anniversary date each year thereafter, set out in Schedule "A" on the date of the later planning application, including interest.

65. Nothing in this by-law prevents the Council from passing subsequent development charges by-laws applying to the area covered under this by-law.

66. A certified copy of this by-law may be registered against the land to which it applies.

67. Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

68. This By-law shall be administered by the Chief Building Official.

69. This By-law shall come into force and takes effect on the day of the final passing thereof.

70. This By-law shall continue in force and effect for a period not to exceed five (5) years from the date of passage, unless it is repealed at an earlier date by a subsequent By-law.

71. This By-law may be cited as the “Development Charges By-law.”

72. That By-law No. 83-2016 shall be repealed upon this By-law coming into force and effect.

Read a first and second time this 20th day of September, 2021.

Read a third time and passed this 20th day of September, 2021.

_____

Bernie Bailey, Reeve

CORPORATE SEAL

_____

Carson Lamb, Clerk

Schedule A – Township of North Huron Development Charges

Residential Development Charges per Unit, by Unit Type, Wingham Service Area

Service Category	Single & Semi Detached Unit (2.56 PPU)	Multi-Units & Townhouses (1.6 PPU)	Apartment (1.5 PPU)
Sanitary Sewage	$3,884.00	$2,428.00	$2,276.00
Water	$663.00	$414.00	$388.00
Stormwater	-	-	-
Roads	-	-	-
Public Works	$1,935.00	$1,209.00	$1,134.00
Parks and Recreation	$1,969.00	$1,231.00	$1,154.00
Daycare	$695.00	$435.00	$407.00
Administration	$543.00	$339.00	$318.00
Wingham Total (per unit)	**$9,689.00**	**$6,056.00**	**$5,677.00**

Residential Development Charges per Unit, by Unit Type, Blyth Service Area

Service Category	Single & Semi Detached Unit (2.56 PPU)	Multi-Units & Townhouses (1.6 PPU)	Apartment (1.5 PPU)
Sanitary Sewage	$1,076.00	$673.00	$631.00
Water	$3,332.00	$2,082.00	$1,952.00
Stormwater	-	-	-
Roads	-	-	-
Public Works	$1,935.00	$1,209.00	$1,134.00
Parks and Recreation	$1,969.00	$1,231.00	$1,154.00
Daycare	$695.00	$435.00	$407.00
Administration	$543.00	$339.00	$318.00
Blyth Total (per unit)	**$9,550.00**	**$5,969.00**	**$5,596.00**

Residential Development Charges per Unit, by Unit Type, East Wawanosh Service Area

Service Category	Single & Semi Detached Unit (2.56 PPU)	Multi-Units & Townhouses (1.6 PPU)	Apartment (1.5 PPU)
Sanitary Sewage	-	-	-
Water	-	-	-
Stormwater	-	-	-
Roads	-	-	-
Public Works	$1,935.00	$1,209.00	$1,134.00
Parks and Recreation	$1,969.00	$1,231.00	$1,154.00
Daycare	$695.00	$435.00	$407.00
Administration	$543.00	$339.00	$318.00
East Wawanosh Total (per unit)	**$5,142.00**	**$3,214.00**	**$3,013.00**

Residential Development Charges per Unit, by Unit Type, Hutton Heights Service Area

Service Category	Single & Semi Detached Unit (2.56 PPU)	Multi-Units & Townhouses (1.6 PPU)	Apartment (1.5 PPU)
Sanitary Sewage	$7,133.00	$4,458.00	$4,180.00
Water	$5,336.00	$3,335.00	$3,127.00
Stormwater	$1,995.00	$1,247.00	$1,169.00
Roads	$2,322.00	$1,451.00	$1,361.00
Public Works	$1,935.00	$1,209.00	$1,134.00
Parks and Recreation	$1,969.00	$1,231.00	$1,154.00
Daycare	$695.00	$435.00	$407.00
Administration	$543.00	$339.00	$318.00
Hutton Heights Total (per unit)	**$21,928.00**	**$13,705.00**	**$12,850.00**

Non-Residential Development Charges per Square Meter

Service Category	Wingham (per sq.m)	Blyth (per sq.m)	East Wawanosh (per sq.m)	Hutton Heights (per sq.m)
Sanitary Sewage	$4.39	$0.59	-	-
Water	$0.75	$1.82	-	$0.75
Stormwater	-	-	-	-
Roads	-	-	-	-
Public Works	$5.16	$5.16	$5.16	$5.16
Parks and Recreation	-	-	-	-
Daycare	-	-	-	-
Administration	$1.33	$1.33	$1.33	$1.33
Total (per sq. m)	**$11.62**	**$8.90**	**$6.49**	**$7.24**

Figure 1 – Hutton Heights Service Area