

THE CORPORATION OF THE MUNICIPALITY OF
THE TOWNSHIP OF McNAB/BRAESIDE

BY-LAW NUMBER 2015-45

BEING A BY-LAW TO AMEND DEVELOPMENT CHARGES BY-LAW 2014-47

WHEREAS the *Development Charges Act, 1997*, 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 4(a) of the *Development Charges Act, 1997*, is required for such development or redevelopment;

AND WHEREAS Council passed Development Charges By-law 2014-47 on June 17, 2014;

AND WHEREAS Council seeks to amend Development Charges By-law 2014-47 pursuant to the provisions of *Development Charges Act, 1997* to add an area-specific development charge for the area known as "Dochart Creek", in order to collect funds toward the preparation of a drainage and development study to support the future development of the area;

AND WHEREAS Council has commissioned the preparation of an addendum to the Development Charges Background Study prepared by Jp2g Consultants Inc. and dated June, 2014;

AND WHEREAS the addendum prepared by Jp2g Consultants Inc. and dated March 5, 2015 has been submitted to Council for review;

AND WHEREAS Council has reviewed the addendum and has considered the comments of the public at a public meeting duly held on April 21, 2015, to consider the proposed amendment to Development Charges By-law 2014-47;

NOW THEREFORE the Council of the Corporation of the Municipality of the Township of McNab/Braeside, enacts as follows:

Development Charges By-law 2014-47 is hereby amended as follows:

1. Schedules "F" and "G" attached hereto are added as schedules to Development Charges By-law 2014-47.
2. Section 3 is deleted in its entirety and replaced by the following:

"3. Schedules "A", "B", "C", "D", "E", "F", and "G" attached hereto are incorporated into and form part of this By-law."
3. Section 5 is amended by adding the following subsection after subsection 5(b):


"(c) The Development Charges shown on Schedule "F" attached hereto as the "Township of McNab/Braeside, Dochart Creek Service Area Development Charges" are hereby authorized and established and shall be imposed upon all lands as described and shown on Schedule "G" to this By-law.
4. Section 11 is amended by adding the following subsection after subsection 11(c) and renumbering the succeeding subsections consequentially:

"(d) The Treasurer shall create a separate reserve fund account for the Dochart Creek Service Area Development Charges identified in Schedule "F" hereto. As Development Charges are received pursuant to this by-law, the monies shall be placed in a separate reserve fund for the Dochart Creek Service Area Development Charges."

READ a first time this 5th day of May, 2015.

READ a second time this 5th day of May, 2015.

READ a third and final time and passed this 5th day of May, 2015.


MAYOR


CAO/CLERK

SCHEDULE "F"**TOWNSHIP OF McNAB/BRAESIDE****DOCHART CREEK SERVICE AREA****DEVELOPMENT CHARGES**

<u>Use</u>	<u>Category</u>	<u>Development Charge</u>
Residential (per dwelling unit)	Single Detached Dwelling	\$296.00
	Single Attached Dwelling	\$272.00
	Apartment	\$226.00
	Mobile Home	\$215.00
Commercial/ Industrial* (per m ² of G.F.A.)	Applies to all categories except enlargements of existing industrial buildings of 50% of the G.F.A. or less. For enlargements of existing industrial buildings that are greater than 50%, a charge is applied only to the amount that exceeds 50%.	\$0.69 per m ²
Institutional	Charge determined as per nature of the use, ie. Residential components charged according to class of use and other components charged as per Commercial/ Industrial rate.	

SCHEDULE "G"

TOWNSHIP OF MCNAB/BRAESIDE

DOCHART CREEK SERVICE AREA

SERVICE AREA BOUNDARIES

