
The Corporation of the City of Woodstock

By-law Number 9208-18

A by-law to establish development charges for the Corporation of the City of Woodstock

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 Council of The Corporation of the City of Woodstock (“City of Woodstock”) has given Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the City of Woodstock has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on May 3, 2018;

AND WHEREAS the Council of the City of Woodstock had before it a report entitled Development Charges Background Study dated April 6, 2018 prepared by Hemson Consulting Ltd. (the “Study”), wherein it is indicated that the development of any land within the City of Woodstock will increase the need for services as defined herein;

AND WHEREAS the Council of the County has indicated its intent that the future excess capacity identified in the Study shall be paid for by the Development Charges or other similar charges;

AND WHEREAS following the Public Meeting, Council afforded the public an additional period of time for the submission of further written representations;

AND WHEREAS Council has further considered the Study and the by-law in light of any further written representations received;

AND WHEREAS by this by-law Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met as set out in the Capital Programs contained in Appendix B of the Study;

AND WHEREAS by this by-law Council has determined that no further public meetings are required under section 12 of the Act.

NOW THEREFORE the Council of the Corporation of the City of Woodstock enacts as follows:

DEFINITIONS

1. In this by-law,
 - (1) “Act” means the *Development Charges Act, 1997, c. 27*;
 - (2) “Affordable housing” means housing accommodations and incidental facilities primarily for persons of low and moderate income that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the City.
 - (3) “Apartment dwelling” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor;
 - (4) “Bedroom” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
 - (5) “Board of education” means a board defined in s.s. 1(1) of the *Education Act*;
 - (6) “Building Code Act” means the *Building Code Act, S.O. 1992, c. 23*, as amended;
 - (7) “Capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment, other than computer equipment, and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1984, S.O. 1984, c. 57*, and
 - (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);

- (f) to complete the development charge background study under Section 10 of the Act;
- (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the municipality.

- (8) “Council” means the Council of The Corporation of the City of Woodstock;
- (9) “Development” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 7 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (10) “Development charge” means a charge imposed pursuant to this By-law;
- (11) “Dwelling” or “Dwelling unit” means any part of a building or structure with a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which sanitary facilities are provided for the exclusive use of such person or persons and a separate kitchen may or may not be provided;
- (12) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (13) “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 walls.
- (14) “Industrial Building” means a building used for or in connection with,
 - (a) manufacturing, producing, processing, storing or distributing something,
 - (b) research or development in connection with manufacturing, producing or processing something,
 - (c) 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,
 - (d) office or administrative purposes, if they are,
 - i. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and

- ii. in, attached or located upon the same property to the building or structure used for that manufacturing, producing, processing, storage or distribution
- (15) “Institutional” means lands, buildings or structures used by any organization, owned or operated for religious, educational, charitable or governmental purposes supported in whole or in part by public funds;
 - (16) “Local board” means a public utility commission, public library board, local board of health, or any other board, commission, committee or 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 municipality or any part or parts thereof;
 - (17) “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.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
 - (18) “Multiple dwelling” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings;
 - (19) “Municipality” means The Corporation of the City of Woodstock;
 - (20) “Non-residential uses” means a building or structure used for other than a residential use;
 - (21) “Other non-residential uses” means lands, buildings or structures or portions thereof used, or designed or intended for a use other than a residential or industrial development;
 - (22) “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;
 - (23) “Planning Act” means the *Planning Act, 1990*, R.S.O. 1990, c.1, as amended;
 - (24) “Regulation” means any regulation made pursuant to the Act;
 - (25) “Residential uses” means lands, buildings or structures 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 dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, and the residential portion of a mixed-use building or structure;
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- (26) “Semi-detached dwelling” means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (27) “Services” means services set out in Schedule “A” to this By-law;
- (28) “Single detached dwelling” means a completely detached building containing only one dwelling unit.
- (29) “Total floor area” means,
- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure with respect to the residential portion thereof, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior wells and the centre line of party walls dividing the dwelling unit from another dwelling unit or other portion of the building;
 - (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above and below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of the exterior walls and the centre line of party walls dividing a non-residential use and residential use.

CALCULATION OF DEVELOPMENT CHARGES

2. (1) Subject to the provisions of this By-law, development charges against land in the municipality shall be imposed, calculated and collected in accordance with the base rates set out in Schedule “B”, which relate to the services set out in Schedule “A”.
- (2) 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 redevelopment, or a residential portion of a mixed-use development or redevelopment, based upon the number and type of dwelling units;
 - (b) in the case of non-residential development or redevelopment, or a non-residential portion of a mixed-use development or redevelopment, based upon the total floor area of such development.
- (3) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will
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require the provision, enlargement or expansion of the services referenced in Schedule "A".

APPLICABLE LANDS

3. (1) Subject to Sections 4 and 5, this by-law applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a board of education;
 - (b) any municipality or local board thereof;
 - (c) a place of worship exempt from taxation under s.3 of the *Assessment Act*;
 - (d) a public hospital under the *Public Hospitals Act*.

RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

4. (1) Notwithstanding Section 3 above, no development charge shall be imposed with respect to developments or portions of developments as follows:
 - (a) the enlargement of an existing residential dwelling unit;
 - (b) the creation of one or two additional residential dwelling units in an existing single detached dwelling where the total gross floor area of each additional unit does not exceed the gross floor area of the existing dwelling unit;
 - (c) the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.
- (2) Notwithstanding subsection 4(1)(b), development charges shall be calculated and collected in accordance with Schedule "B" 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.
- (3) Notwithstanding subsection 4(1)(c), development charges shall be calculated and collected in accordance with Schedule "B" where the additional dwelling unit has a residential gross floor area greater than,
 - (a) in the case of semi-detached house or multiple dwelling, the gross floor area of the smallest existing dwelling unit, and

- (b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.

RULES WITH RESPECT TO AN “INDUSTRIAL” EXPANSION EXEMPTION

- 5. (1) Notwithstanding Section 3, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section:
 - (a) if the gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect of the enlargement is zero; or
 - (b) if the gross floor area is enlarged by more than 50 percent, development charges are payable on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
- (2) For the purpose of this section, the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 made under the Act.
- (3) In this section, for greater certainty in applying the exemption herein:
 - (a) the gross floor area of an existing industrial building is enlarged where there is a bona fide physical and functional increase in the size of the existing industrial building.

OTHER EXEMPTIONS FROM DEVELOPMENT CHARGES

- 6. (1) Notwithstanding any other provision of this By-law, development charges shall not be imposed with respect to
 - (a) an industrial development;
 - (b) an institutional development;
 - (c) all development within the boundaries of the “Downtown Community Improvement Area” as shown on Schedule “C” of this By-law;
 - (d) an affordable housing development

DEVELOPMENT CHARGES IMPOSED

- 7. (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential use, where, the development requires,

- (i) the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (ii) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;
 - (iv) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (v) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (vi) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or
 - (vii) the issuing of a permit under the *Building Code Act*, 1992, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect to
- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13.

LOCAL SERVICE INSTALLATION

8. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

MULTIPLE CHARGES

9. (1) Where two or more of the actions described in subsection 7(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 7(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule "A", an additional development charge on the additional residential units and non-residential floor area, shall be calculated and collected in accordance with the provisions of this by-law.

SERVICES IN LIEU

10. (1) Council may authorize an owner, through an agreement under Section 38 of the Act, to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further 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 charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total development charge payable by an owner to the municipality in respect of the development to which the agreement relates.
- (2) In any agreement under subsection 11(1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- (3) The credit provided for in subsection (2) shall not be charged to any development charge reserve fund.

FRONT-ENDING AGREEMENTS

11. Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the development of land.

RULES WITH RESPECT TO RE-DEVELOPMENT

12. If a development or redevelopment involves the demolition of and replacement of a building or structure, or the conversion from one principal use to another:
 - (1) a credit shall be allowed, provided that the land was improved by occupied structures within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued; and
 - (2) a credit shall be allowed equivalent to:
 - (a) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable, and/or
 - (b) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

13. A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing built form is exempt under this by-law.

TIMING OF CALCULATION AND PAYMENT

14. (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted and defined by various references in the Development Charges Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

RESERVE FUNDS

15. (1) Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds as per the service categories set out in Schedule "A".
- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (5) Where any unpaid development charges are collected as taxes under subsection (3), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (6) The Treasurer of the Municipality shall, in each year commencing in 2019 for the 2018 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

BY-LAW AMENDMENT OR APPEAL

16. (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

- (2) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection (1) shall include the interest owed under this section.

BY-LAW INDEXING

17. The development charges set out in Schedule “B” to this by-law shall be adjusted annually on April 1 of each year, without amendment to this by-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, “Construction Price Statistics”.

SEVERABILITY

18. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

19. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

BY-LAW REGISTRATION

20. A certified copy of this by-law may be registered on title to any land to which this by-law applies.

BY-LAW ADMINISTRATION

21. This by-law shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BY-LAW

22. The following Schedules to this by-law form an integral part of this by-law:

- Schedule A - Schedule of Municipal Services
- Schedule B - Schedule of Development Charges
- Schedule C - Schedule of Lands exempt from the City of Woodstock
Development Charges By-law

DATE BY-LAW EFFECTIVE

23. This By-law shall come into force and effect on the date of passing thereof.

EXISTING BY-LAW REPEAL

24. By-law 8871-13 (as amended) is repealed as of the date of passing of this by-law.

SHORT TITLE

25. This by-law may be cited as the “City of Woodstock Development Charge By-law, 2018.

READ a first and second time in Open Council this 7th day of June, 2018.

READ a third time and passed in Open Council this 7th day of June, 2018.

Mayor – Trevor Birtch

City Clerk – Amelia Humphries

SCHEDULE "A"
TO BY-LAW NO. 9208-18

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

1. Library
2. Fire Protection
3. Police Protection
4. Parks and Recreation
5. Public Works
6. Transit Services
7. Waste Management
8. General Government
9. Roads and Related

**SCHEDULE "B"
TO BY-LAW NO. 9208-18**

SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES

Effective June 7, 2018 to December 31, 2018

Service	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
Library Services	\$572	\$475	\$352	\$267
Fire Protection	\$358	\$297	\$221	\$167
Police Protection	\$573	\$475	\$353	\$267
Parks And Recreation	\$3,665	\$3,044	\$2,256	\$1,712
Public Works	\$434	\$360	\$267	\$202
Transit Services	\$150	\$124	\$92	\$70
Waste Management	\$85	\$71	\$53	\$40
General Government	\$76	\$63	\$47	\$35
Roads And Related	\$1,418	\$1,177	\$873	\$662
TOTAL CHARGE	\$7,331	\$6,086	\$4,514	\$3,422

Effective January 1, 2019

Service	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
Library Services	\$658	\$522	\$368	\$300
Fire Protection	\$412	\$327	\$230	\$188
Police Protection	\$659	\$522	\$368	\$300
Parks And Recreation	\$4,215	\$3,343	\$2,355	\$1,919
Public Works	\$499	\$396	\$279	\$227
Transit Services	\$172	\$137	\$96	\$78
Waste Management	\$98	\$78	\$55	\$45
General Government	\$87	\$69	\$49	\$40
Roads And Related	\$1,631	\$1,294	\$911	\$742
TOTAL CHARGE	\$8,431	\$6,688	\$4,711	\$3,839

SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES

Effective June 7, 2018 to December 31, 2018

Service	Non-Industrial Charge
	Charge per Square Metre
Library Services	\$0.00
Fire Protection	\$1.01
Police Protection	\$1.62
Parks And Recreation	\$0.00
Public Works	\$1.23
Transit Services	\$0.42
Waste Management	\$0.46
General Government	\$0.22
Roads And Related	\$6.88
TOTAL CHARGE	\$11.84

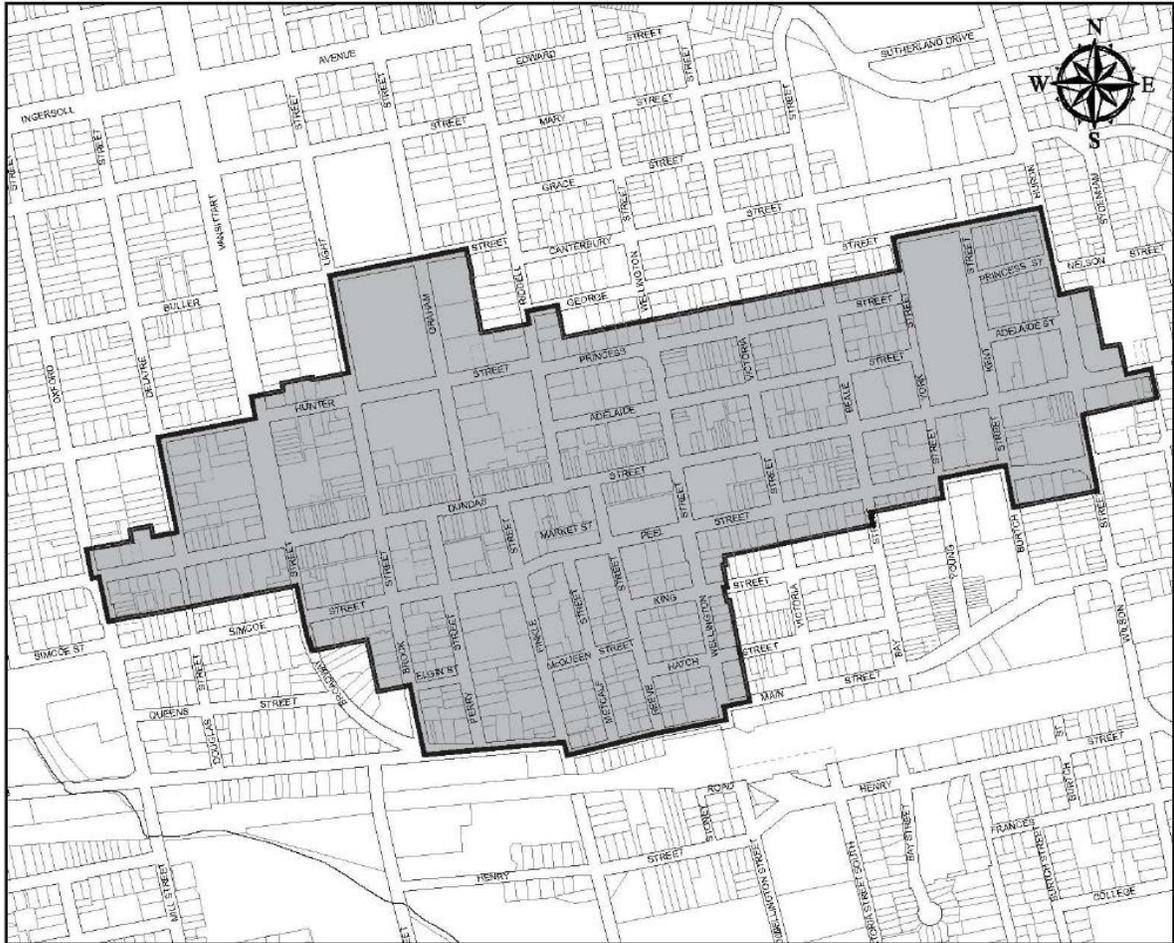
Effective January 1, 2019

Service	Non-Industrial Charge
	Charge per Square Metre
Library Services	\$0.00
Fire Protection	\$1.67
Police Protection	\$2.67
Parks And Recreation	\$0.00
Public Works	\$2.03
Transit Services	\$0.70
Waste Management	\$0.76
General Government	\$0.36
Roads And Related	\$11.32
TOTAL CHARGE	\$19.51

Note: Industrial and institutional uses as defined are exempt from the payment of development charges as per section 6 (1).

**SCHEDULE "C"
TO BY-LAW NO. 9208-18**

**SCHEDULE OF LANDS EXEMPT FROM THE CITY OF WOODSTOCK
DEVELOPMENT CHARGES BY-LAW 9208-18**



Lands exempt from Development Charges

THIS IS SCHEDULE "C"

TO BY-LAW No. 9208-18, PASSED

THE 7TH DAY OF JUNE, 2018

MAYOR – TREVOR BIRTCH

CITY CLERK – AMELIA HUMPHRIES