

Date: June 11, 2019

Subject: **Approval of the 2019 Development Charges Background Study and By-laws**

Contact: Janet Lee, Manager,
Capital and Development Finance
905-874-2802 Janet.Lee@brampton.ca

Recommendations:

1. **THAT** the report from Janet Lee, Manager, Capital and Development Finance, Corporate Services, dated, June 11, 2019 to the Council Meeting of June 19, 2019 re: **Approval of the 2019 Development Charges Background Study and By-laws**, be received;
2. **THAT** Council approve the 2019 Development Charges Background Study, prepared by Hemson Consulting Ltd., dated April 18, 2019, which was presented to Council on May 22, 2019;
3. **THAT** the development charges rates included in this staff report be approved for the City of Brampton;
4. **THAT** Council approve the policy changes as outlined in this report;
5. **THAT** Council adopt the growth-related capital program included in the 2019 Development Charges Background Study, subject to an annual review through the City's normal capital budget process;
6. **THAT** Council determine that no further public meeting is required, pursuant to Section 12 of the *Development Charges Act 1997*, as amended;
7. **THAT** Council confirm its intention to ensure that the increase in the need for services attributable to growth will be met, recognizing that specific projects and project timing as contained in the study may be revised from time to time at the discretion of Council;

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8. **THAT** Council confirms its intention that the future excess capacity identified in the 2019 Development Charges Background Study shall be paid for by development charges or similar charge;
9. **THAT** Council gave due consideration to the use of area-specific charges and determined that the charges should be calculated on a City-wide basis;
10. **THAT** Council adopt the planned level of service for transit, as set out in the 2019 Development Charges Background Study;
11. **THAT** the effective date for the application of the new DC by-laws be the earlier of August 1, 2019 or the day after Bill 108 is proclaimed to be in force; and
12. **THAT** Council enact the following by-laws:
 1. City of Brampton Development Charges By-law for General Government, 2019;
 2. City of Brampton Development Charges By-law for Library, 2019;
 3. City of Brampton Development Charges By-law for Recreation, 2019
 4. City of Brampton Development Charges By-law for Fire Services, 2019;
 5. City of Brampton Development Charges By-law for Public Works, 2019;
 6. City of Brampton Development Charges By-law for Transit Services, 2019;
 7. City of Brampton Development Charges By-law for Roads, 2019;
 8. City of Brampton Development Charges By-law for Bramwest/North-South Transportation Corridor, 2019.

Overview:

- **The City's "hard services" Development Charges (DC) By-laws expire on August 1, 2019 and in anticipation, the 2019 DC Background Study was prepared to update the City's DC rates.**
- **The statutory public meeting was held on May 22, 2019 in accordance with the *Development Charges Act, 1997*. The public meeting provided a venue for the public to provide feedback on the DC Background Study, its proposed DC rates and policies as contained in the draft DC by-laws.**

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- **The report received by Council provided commentary on the DC Background Study and the preliminary positions on a number of policy matters governing the application of the proposed DC by-laws.**
- **Bill 108, the “More Homes, More Choice Act, 2019” received Royal Assent on June 6, 2019, but has yet to receive proclamation.**
- **This report provides details on the feedback received through the Public Meeting and recommends approval of the DC Background Study, proposed DC rates and proposed 2019 DC by-laws.**

Background:

Development charges (DCs) are the primary revenue tool used by municipalities to fund growth-related infrastructure. The principal behind DCs is that “growth pays for growth” so that the burden of costs related to new development does not fall on the existing community in the form of increased property taxes and/or user fees. DCs help to ensure that municipalities have funding to invest in the necessary infrastructure in order to maintain service levels as the City grows.

The City retained Hemson Consulting Ltd. (Hemson) as its primary consultant to assist with the preparation of the DC Background Study and associated DC by-law passage. The draft DC Background Study was released to the public on April 18, 2019, which meets the requirements of the DC Act. On May 22, 2019, a statutory public meeting was held which provided an opportunity for Council, industry stakeholders and members of the general public to ask questions and offer comments with respect to the findings of the DC Study, draft DC by-laws and proposed DC rates.

Committee of Council was apprised of Bill 108, the More Homes, More Choice Act, introduced by the Provincial government on May 2, 2019. The Bill received Third Reading and Royal Assent on June 6, 2019. Many components of the DC Act were amended by result of this legislation, however most of these amendments have yet to take effect as the entirety of Bill has not been proclaimed by the Lieutenant Governor. In crafting its recommendations, staff has given consideration to ensuring the City is in the best position in terms of the transition provisions of Bill 108, and to reducing potential revenue loss as much as possible.

Current Situation:

The Public Meeting staff report provided a comprehensive overview of the DC Background Study and the proposed policies for the 2019 DC by-laws. Hemson provided a presentation to Council and highlighted that over a ten-year capital planning horizon for general services, roughly \$775 million is recoverable through DCs. For roads infrastructure, approximately \$1.61 billion is eligible for DC recovery to 2041. These large DC recovery amounts reflect the fact that the City of Brampton remains to be a fast

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growing municipality which comes with infrastructure pressures stemming from new development.

Results of the Public Meeting

At the statutory public meeting on May 22, 2019, no formal delegations were made, however two written submissions were provided to the Clerk:

1. Letter from the Building Industry and Land Development Association (BILD), dated May 21, 2019.
2. Letter from Smartcentres, dated May 21, 2019

Staff are continuing to work with BILD, as has been the practice throughout the development of the 2019 DC Background Study. Staff are compiling additional clarification information and will respond formally to their requests. With respect to the submission from Smartcentres, staff have responded formally to clarify the proposed policies of the 2019 DC by-law and how it achieves economic development goals by creating more jobs in the City of Brampton.

The issue of creating incentives for high rise apartment buildings was raised by Council during the discussion period at the public meeting. The City has a widely used DC Incentive Program (DCIP) along its Queen Street corridor which has provided over \$22 million in DC relief since the inception of the DCIP program. As well, during this term of Council, Council has provided financial relief in the form of a DC deferral agreement to a non-profit entity that is creating affordable purpose built rental units. It is also noted that Bill 108 proposes to defer the payment of DCs over a 6-year installment period for all rental housing and non-profit housing developments.

One additional issue that was raised by Council during the public meeting was the payment of DCs on change of use conversions and how this policy is treated in other jurisdictions. A summary table is included in the Appendix to this report displaying other municipalities that charge DCs for conversions.

Staff Recommended DC By-law Policy Changes

The Public Meeting staff report provided background to the proposed DC by-law policy changes and reasons to do so. The following table displays the policy issues and staff's recommended policy changes.

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Policy Issue	Proposed Change in 2019 DC By-law
Hotel discount	Remove discounted DC rate from DC by-law. No significant uptake in discounted hotel DC rate since its inception.
Speculative non-residential buildings	Secure letter of credit for difference between industrial and non-industrial DC rate on speculative, shell non-residential buildings, at the discretion of the Treasurer. This will protect the City from DC revenue loss.
Demolition credits	Apply a sunset clause on demolition credits; 5 years for residential and 10 years for non-residential structures. This will protect the City from DC revenue loss.
Back to back townhouses	Charge back to back townhouses the “Rows/Other Multiples” DC rate, consistent with the treatment of “street” townhouses. This will more closely align the demand that back to back townhouses places on City services to the revenue collected.
Major office discount	Exempt major office from DCs, provided they are freestanding buildings of at least 50,000 square feet and at least two storeys tall. Office buildings that do not meet this criteria will pay the DC rate equivalent to the non-industrial/non-office rate. This policy is an effort to incentivize major corporations to locate their head office in the City of Brampton.
Second units	Exempt second units from DCs in new residential units. It is noted under Bill 108, this has become a statutory exemption.
Change of use exemption	Exempt change of use conversions (i.e. – industrial to commercial conversions) from DCs, provided the conversion is less than or equal to 1,000 square metres and where the original building was constructed prior to 1996. Should the conversion be greater than 1,000 square metres, the applicant would only pay the top-up on the area over and above 1,000 square metres.
Cannabis facilities	The growing, production and processing of cannabis would be charged the Industrial DC rate. This policy is to ensure that such facilities would not inadvertently fall under the “Agricultural” exemption.

Revised 2019 Development Charges Rates

Since the public meeting, one change to the Roads capital program has been made to reduce the DC rates as presented to Council on May 22, 2019. The City of Brampton initiated a Schedule ‘C’ Municipal Class Environmental Assessment (EA) study for improvements to Orenda Road between Dixie Road and Bramalea Road. The City’s 2015 Transportation Master Plan recommended the widening of Orenda Road from 2 lanes to 4 lanes. The Class EA study evaluated traffic capacity and concluded that there will be no capacity issues along the studied portion of Orenda Road up to the 2041 planning horizon year. As a result, the widening to four lanes contemplated in the City’s Transportation Master Plan is not recommended at this time. As such, this project has

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been removed for recovery from the 2019 DC Background Study and has resulted in a decrease to the DC rates as presented at the public meeting.

The revised DC rates to be included in the 2019 DC By-laws are presented in the table below.

Proposed Development Charges Rates for 2019 DC By-laws				
Development Type	Current DC Rates	2019 Revised DC Rates	Difference (\$)	Difference (%)
Residential (\$/unit)				
Single/Semi-detached	\$30,941	\$37,779	\$6,838	22%
Rows	\$24,957	\$28,007	\$3,050	12%
Large Apartments (> 750 sq.ft.)	\$17,489	\$22,713	\$5,224	30%
Small Apartments (<= 750 sq.ft.)	\$10,946	\$13,087	\$2,141	20%
Non-Residential (\$/square metre)				
Industrial	\$52.06	\$59.04	\$6.98	13%
Office	\$52.06	\$117.08	\$65.02	125%
Non-Industrial/ Non-Office	\$111.07	\$117.08	\$6.01	5%
*These rates may be subject to applicable discounts and exemptions, as outlined elsewhere in this report.				

It was noted in a previous staff report that the Province amended the DC Act in 2016 to provide municipalities a greater ability to recover growth-related costs for Transit through development charges by using a forward looking planned level of service. The rate increase is a direct reflection of the 2016 changes to the DC Act, as the majority of the rate increase relates to Transit. Another contributing factor to the rate increase, albeit to a lesser extent, is related to the Roads DC rate. Construction costs for road widenings and new roads have increased since 2014 and is reflected in the DC rates.

Effective Date of 2019 DC By-laws

Staff is recommending that the 2019 DC by-laws be passed on June 19 and come into force on the earlier of August 1, 2019 or the day after Bill 108 is proclaimed to be in force. Given the extensive deferrals and “freezing” of DC rates that were included as part of Bill 108, it is of the utmost importance to have the new DC rates in place upon proclamation to minimize any potential revenue loss.

To illustrate the potential revenue impact of the “freezing” of the rates at the point of the submission of a site plan or re-zoning application, finance staff have worked

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collaboratively with planning staff to estimate the number of residential units that could potentially submit a complete application after the passage of the 2019 DC by-laws and prior to August 1, 2019. The estimated number of units is roughly 3,500 and should these units “lock in” the DC rates at the time of submission (e.g. – the 2014 DC by-law rates), the City could experience a DC revenue loss of roughly \$15 million. With respect to applications that have already been filed with the City, the “freezing” at re-zoning or site plan does not apply. These applications will be subject to the pre-Bill 108 rules, whereby the DC rate applicable is the one in effect at building permit issuance.

The recommended approach of bringing the 2019 DC By-laws into effect on the earlier of August 1, 2019 and day after proclamation of Bill 108 represents a reasonable approach to ensuring fairness to applicants while minimizing DC revenue losses due to the provisions of Bill 108.

Corporate Implications:

Financial Implications:

DCs remain an important revenue tool for the City as Brampton continues to be one of the fastest growing municipalities in the Province. It should be noted that DCs do not fully fund the cost of growth as statutory constraints limit municipalities’ ability to fully recover growth-related costs from DCs. As such, a portion of the cost of growth will be required to be funded from the City’s property tax base and user fees.

The full financial implications of Bill 108 are yet to be unveiled, as the Province will be authoring the Regulations during the course of summer 2019. Staff will report back to Council when the Regulations are released and in force, either through Budget deliberations or by way of staff report.

To minimize any negative financial impacts, it is of the utmost importance that Brampton City Council pass the 2019 DC by-laws and its proposed policies and rates at this meeting of Council to ensure the fiscal sustainability of the City. Should Council implement the fully calculated rates, including the proposed DC by-law policy changes as noted in the report, there should be no drastic financial implications to the City.

If in the event that Council seeks to provides further discounts, exemptions, or provide a transition period for to the residential DC rates, then this would warrant further discussions as it would have lasting financial implications that ultimately would be borne by the existing tax base.

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Other Implications:

N/A

Strategic Plan:

This report achieves the Strategic Plan Priority of Good Government by contributing to the Strategic Initiative of Continued Financial Stability and it promotes transparency in the reporting of the City's financial affairs.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs.

Conclusion:

This DC by-law review process is a critical element in the City's financial sustainability, and represents a significant undertaking. The DC rates have a profound impact on the City's ability to generate revenue required to fund the growth-related infrastructure to service the needs of new development in a timely manner.

With the endorsement of the 2019 DC Background Study and enactment of the 2019 DC by-laws, Brampton will have fulfilled its obligations to update its DC regime prior to the expiration date of the current DC by-laws.

Approved by:

Approved by:

David Sutton,
Treasurer

James Macintyre,
Acting Commissioner, Corporate Services

Attachments:

Appendix #1 – Municipal benchmarking of change of use conversion DCs
Appendix #2 – Draft Proposed 2019 Development Charges By-law for Roads

Report authored by: Janet Lee - Manager, Capital and Development Finance

Appendix #1

Municipal benchmarking of change of use DCs

Municipality	Do DCs Apply in a Change of Use Situation?	Change in Use Policy Details
Mississauga	Yes	<ul style="list-style-type: none"> • Changing a non-residential building to a residential use reduces DCs by an amount equal to the non-residential DC charge multiplied by the total GFA demolished/converted • Changing a residential building to a non-residential will reduce DCs by an amount equal to the applicable residential DC charge for Development-Related Studies, General Government, Fire Services, Transit, Public Works, Parking and Roads services for the number and type of units being converted to non-residential use
Caledon	Yes	<ul style="list-style-type: none"> • Credit for a reduction against the development charge otherwise payable pursuant to the By-law will be allowed • DC credit equal to applicable DC multiplied by GFA/units converted • DC credit cannot exceed DCs payable
Peel	Yes	<ul style="list-style-type: none"> • Amount of credit is equal to applicable DC rate multiplied by the GFA/units being converted to another use • No credit if the development exempt prior to change of use
York	Yes	<ul style="list-style-type: none"> • Calculated based on the applicable DC rate multiplied by the GFA/units converted • Credit cannot exceed DCs payable
Vaughan	Yes	<ul style="list-style-type: none"> • Calculated based on the applicable DC rate multiplied by the GFA/units converted • For all change in use DC credits from residential to non-residential or vice versa, only that portion of the DC for the existing use which is attributable to the services comprising the charge for the proposed use shall apply • Credit cannot exceed DCs payable
Markham	Yes	<ul style="list-style-type: none"> • Calculated based on the applicable DC rate multiplied by the GFA/units converted

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Municipality	Do DCs Apply in a Change of Use Situation?	Change in Use Policy Details
Richmond Hill	Yes	<ul style="list-style-type: none"> • Change in use of non-residential – Credit equals applicable DC payable multiplied by GFA converted to residential use • Change in use of residential – Credit equals applicable DC payable multiplied by number and type of units converted to non-residential use
Toronto	Yes	<ul style="list-style-type: none"> • If a demolition permit has been issued within 60 months of the date of submission of a building permit application, converting a residential building to non-residential the DCs payable reduced by amount of applicable DC multiplied by units converted • If a demolition permit has been issued within 36 months of the date of submission of a building permit application: <ul style="list-style-type: none"> • When converting a non-residential building to another non-residential use, no DCs imposed if on existing non-residential GFA converted • When converting non-residential to residential, DCs reduced by the applicable non-residential rate multiplied by the GFA converted • Credit cannot exceed DCs payable
Ottawa	Yes	<ul style="list-style-type: none"> • When a non-residential building is converted to a residential use, the credit is equal to the DCs that would have been payable for the GFA converted had a building permit been issued to construct the non-residential use building utilized for the same use in existence immediately prior to the conversion taking place • Credit cannot exceed DCs payable • Credits not transferable to other parcels of land • Credits do not apply if exempt under previous provisions of the by-law
Hamilton	Yes	<ul style="list-style-type: none"> • When an existing non-residential building is converted to a residential use, the residential DC payable for the units created shall be reduced by an amount equal to the GFA multiplied by the applicable DC rate • When a residential building is converted to a non-residential use, the DCs payable for the GFA converted is reduced by an amount equal to the applicable rate by the units converted

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Municipality	Do DCs Apply in a Change of Use Situation?	Change in Use Policy Details
London	Yes	<ul style="list-style-type: none"> • Calculated by applicable DC rate multiplied by GFA/units converted for residential to non-residential or non-residential to residential • Where a service is not provided (water or sewer) to a residential building prior to conversion, that component of the charge is excluded from the calculation • When converting a non-residential to another form of non-residential, the credit is equal to the applicable DC rate minus the lesser of: <ul style="list-style-type: none"> • The DC payable that would be payable at the current rate in the respect of the lawfully existing former space being converted • Where the building permit for the non-residential building for which the use is being converted was issued within the past ten (10) years and where the applicant for that permit was not required to pay a development charge by virtue of a tax supported program, discount or exemption that reduced or eliminated development charges otherwise payable at the time of the permit, the net amount of the development charge paid by an owner or agent for the non-residential building at the time of issue of the building permit.
Oakville	Yes	<ul style="list-style-type: none"> • If a development involves the conversion from one principal use to another, a credit is allowed against DCs provided that where a demolition permit for the site has been issued and not revoked: <ul style="list-style-type: none"> • Before Aug. 31, 2009 and building permit has been issued within 10 years from date of demolition permit • On and after Aug. 31, 2009, building permit issued within 5 years from date of demolition permit • Credit calculated based on residential or non-residential DCs payable • Credit cannot exceed amount of DCs payable • If a building cannot be converted until the new building is constructed, DCs payable with any refund related to the credit made, without interest,

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Municipality	Do DCs Apply in a Change of Use Situation?	Change in Use Policy Details
		<p>provided for the refund application is made within 12 months after building permit for new building issued</p> <ul style="list-style-type: none"> • No credit if building was exempt from payment of DCs originally or the structure was build prior to the imposition of development charges
Burlington	Yes	<ul style="list-style-type: none"> • Credit calculated based on the portion of the building being converted by multiply the number and type of units being converted or the non-residential GFA being converted by the relevant DCs • No credit if the development exempt prior to change of use • If credit exceeds the amount of DCs payable, the excess credit is reduced to zero and not carried forward unless expressly permitted by a phasing plan for the redevelopment
Windsor	No	<ul style="list-style-type: none"> • Provides exemption if converting existing buildings from a commercial, institutional or industrial use to a residential use • When converting from one principal use to another and there is no increase in GFA, no DCs are payable • DCs payable for any increase in GFA



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number XXX-2019

Development Charges

**To establish development charges for the
City of Brampton pertaining to ROADS
and to repeal By-law 172-2014**

WHEREAS subsection 2(1) of the *Development Charges Act, 1997* (the “Act”) provides that the Council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies;

AND WHEREAS the City has completed and has considered a development charges background study entitled, “City of Brampton, 2019 Development Charge Background Study”, dated April 18, 2019 (the “Study”), in accordance with section 10 of the *Act*;

AND WHEREAS the Study was made available to the public, and Council gave notice to the public of a public meeting, pursuant to sections 10 and 12 of the *Act*, which was held on May 22, 2019, and at which the Study was again provided to the public, along with the proposed development charge by-laws, and Council heard representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS by Resolution adopted by Council on June 19, 2019, Council approved the Study, by the matters identified in the staff report dated June 11, 2019;

AND WHEREAS by Resolution adopted by Council on June 19, 2019, Council indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development identified in the Study, as amended, will be met;

AND WHEREAS by Resolution adopted by Council on June 19, 2019, Council indicated its intent that future excess capacity identified in the Study shall be paid for by development charges or other similar charges;

AND WHEREAS by Resolution adopted by Council on June 19, 2019, Council determined that no further public meetings were required, under section 12 of the *Act*;

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AND WHEREAS Council considered the use of area rating or area-specific development charges and determined that it is fair and reasonable that charges be calculated on a uniform, city-wide basis.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BRAMPTON ENACTS AS FOLLOWS:

Definitions

1. In this by-law,

“accessory” means, where used to describe a use, building or structure, that the use, building or structure is naturally and normally incidental to and exclusively devoted to a principal use, building or structure;

“Act” means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended, or any successor thereto;

“agricultural use” means a bona fide farming operation, including sod farms, the breeding and boarding of horses, and greenhouses, but shall not include building or structures for use in the growing, processing, production and sale of Cannabis or a controlled substance under the *Controlled Substances Act*;

“air-supported structure” means an air-supported structure as defined in the *Building Code Act*;

“Assessment Act” means the *Assessment Act*, R.S.O. 1990, c. A.31, as amended, or any successor thereto;

“back-to-back townhouse dwelling” means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall each with an independent entrance, that does not have a rear yard;

“board of education” has the same meaning as “board” under the *Education Act*, R.S.O. 1990, c. E.2, as amended, or any successor thereto;

“building or structure” means a building or structure occupying an area greater than 10 square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof, and includes an air-supported structure, mezzanine, and an exterior storage tank, but does not include: a farm building, or a canopy, or an exterior storage tank where such exterior storage tank constitutes an accessory use;

“*Building Code Act*” means the *Building Code Act*, S.O. 1992, c.23, as amended, or any successor thereto, and all Regulations thereto including the Ontario Building Code, 2006, as amended;

“canopy” means a canopy as defined in the *Building Code Act*, and includes a free-standing roof-like structure constructed on lands used for a gas bar or service station;

“Cannabis” means cannabis as defined in the Cannabis Act, SC 2018 c.16, as amended, or any successor thereto;

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"capital cost" means a capital cost as defined in the Act;

"City" means The Corporation of the City of Brampton;

"college" has the same meaning as college as defined in the *Education Act*, R.S.O. 1990, ch. E.2, as amended, or any successor thereto;

"Controlled Substances Act" means the *Controlled Substances Act*, S.C. 1996 c.19, as amended, or any successor thereto;

"Council" means the Council of the Corporation of the City of Brampton;

"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 total floor area, and includes redevelopment;

"development charge" means a charge imposed pursuant to this by-law;

"distribution centre" means a building or structure primarily used for the storage and distribution of goods, wares, merchandise, substances, articles or things;

"double duplex" means a separate building that consists of two duplexes attached to each other;

"duplex" means a separate building that is divided horizontally into two separate dwelling units, each of which has a separate entrance either directly or through a common vestibule;

"dwelling unit" means one or more habitable rooms designed or intended to be occupied as living quarters as a self-contained unit and shall contain sanitary facilities, accommodation for sleeping and one kitchen;

"farm building" means a farm building as defined in the *Building Code Act*;

"floor" means the lower surface or an area in a building or structure regardless of its composition;

"grade" means the average level of proposed or finished ground adjoining a building or structure at all exterior walls;

"gross floor area" means gross floor area as defined in O. Reg. 82/98;

"industrial use" means land, buildings or structures used or designed or intended for use for or in connection with: manufacturing, producing, processing, warehousing or bulk storage of goods; a distribution centre or truck terminal; research or development in connection with manufacturing, producing, processing or storage of goods; office uses and the sale of commodities to the general public where such uses are accessory to an industrial use; and the growing, processing and production of Cannabis or a controlled substance under the *Controlled Substance Act*, but does not include: a building used exclusively for

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office or administrative purposes unless it is attached to an industrial building or structure as defined above; and a retail warehouse.;

“land” includes buildings or structures;

“large apartment dwelling unit” means, for the purposes of the Schedules attached:

- i. a dwelling unit in a building containing six or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements;
- ii. a dwelling unit in a duplex, triplex, or double duplex;
- iii. a dwelling unit in a mixed used building;
- iv. a dwelling unit having a floor area of more than 750 square feet; and;
- v. a unit in a stacked townhouse dwelling having a floor area of more than 750 square feet.

“live-work” means a unit defined as a single unit consisting of both a residential dwelling unit and a non-residential use component, sharing a common wall with direct access between the residential and non-residential areas;

“local board” means a local board as defined in the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, or any successor thereto;

“mezzanine” means a mezzanine as defined the *Building Code Act*;

“mixed use” means a use or intended use of the same land, building or structure for any two or more uses defined in this by-law;

“multiple dwelling” means all dwellings other than single detached dwellings, semi-detached dwellings, large apartment dwellings and small apartment dwellings;

“non-industrial/non-office use” means the use of land, buildings or structures or parts thereof, used, designed or intended to be used for any use other than for residential use, industrial use, or office use, , and a non-industrial/non-office use includes retail, service, hospitality, motor vehicle service, entertainment and recreational uses and commercial parking lot uses;

“non-residential use” means the use of land, buildings or structures or portions thereof used, designed or intended to be used for any use other than for residential use;

“office use” means the use of land, buildings or structures used primarily for, or designed or intended for use primarily for or in connection with conducting the affairs of businesses, professions, services, industries, governments, or like activities, and where the chief product of labour within that use is the processing and/or storage of information rather than the production and distribution of a good or service;

“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;

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“Place of Worship” means a place or building or part thereof including accessory buildings or structures that are used for the regular assembly of persons for the practice of religious worship, services or rites. It may include accessory uses such as classrooms for religious instruction, including programs of community social benefit, assembly areas, kitchens, offices of the administration of the place of worship, and a small scale day nursery, but shall not include a cemetery;

“planned seniors retirement community” means a housing project consisting of ground-related dwelling units in single detached dwellings, semi-detached dwellings, or multiple dwellings and other amenities, all of which are designed, marketed, developed, and constructed to provide living accommodation for and to meet the needs of senior citizens or older or retired persons on land designated by a resolution of the City Council as a planned seniors retirement community;

“Planning Act” means the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, or any successor thereto;

“protracted” means in relation to a temporary building or structure, the continuation of its construction, erection, placement on land, alteration or of an addition to it for a continuous period exceeding eight months;

“public hospital” means a hospital as defined in the *Public Hospitals Act*, R.S.O. 1990, ch. P.40;

“redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure for any of the following:

- i) from residential to non-residential,
- ii) from non-residential to residential,
- iii) from industrial to non-industrial/non-office and,
- iv) from office to non-industrial/non-office;

“Region” means The Regional Municipality of Peel;

“Regulation” means Ontario Reg.82/98, under the *Act*;

“residential use” means land, buildings or structures or portions thereof used, designed, or intended to be used as living accommodation within a dwelling unit, for one or more individuals;

“row house” means a building that is vertically divided into a minimum of three dwelling units, each of which has independent entrances at grade to the front and the rear of the building, and each of which shares a common wall adjoining dwelling units above grade;

“second unit” means an accessory dwelling unit located within a detached dwelling, semi-detached dwelling, street townhouse or back-to-back townhouse;

“semi-detached dwelling” means a building divided vertically, into two separate dwelling units, with at least 50 per cent of the above-grade area of a main wall on one side of each dwelling unit attached to or the

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same as a main wall on one side of the other dwelling unit;

“services” means services designated in this by-law or in an agreement under section 44 of the *Act*, or both;

“shelf and rack storage system” means a shelf and rack storage system as defined in the *Building Code Act*;

“single detached dwelling” means a completely detached residential building containing only one dwelling unit;

“small apartment dwelling unit”, notwithstanding the definition of a “large apartment”, means any residential unit having a floor area equal to or less than 750 square feet;

"speculative building" means any building or structure where the ultimate use or occupancy could not be determined to the satisfaction of the City at the time that a development charge became due and payable;

“stacked townhouse dwelling” means a building that contains four or more dwelling units where each dwelling unit is separated horizontally or vertically from another dwelling unit by a common wall, each with an entrance that is independent or through a shared landing and/or external stairwell, and that has been developed on a block approved for development at a minimum density of sixty (60) units per hectare pursuant to plans and drawings approved under section 41 of the Planning Act;

"street townhouse dwelling" means one of more than two attached dwellings units, not exceeding three storeys in height that are divided vertically above grade by a party wall;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months;

“total floor area” means the sum total of the total areas of the floors in a building or structure, whether at, above, or below-grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:

- (a) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior walls and partitions; and
- (b) excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators and washrooms; and

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- (c) excludes any part of a building or structure above or below grade, used exclusively for the temporary parking of a motor vehicle or used for the provision of loading spaces; and
- (d) includes any part of a building or structure above or below grade used as a commercial parking garage; and
- (e) where a building or structure does not have any walls, the total floor area shall be the sum total of the area of land directly beneath the roof of the building and the total areas of the floors in the building or structure; and
- (f) excludes the area of any self contained structural shelf and rack storage system as defined in the *Building Code Act*;

“triplex” means a building or structure that is divided horizontally into three separate dwelling units, each of which has a separate entrance through a common vestibule;

“truck terminal” means a building, structure or place where, for the purpose of a common carrier, trucks or transports are rented, leased, kept for hire, or stored, or parked for remuneration or from which trucks or transports are dispatched.

“university” has the same meaning as university under the *Education Act*;

“use” means the use of land, a building or a structure.

Rules

2. For the purpose of complying with section 6 of the *Act*:
 - (a) the area to which this by-law applies shall be the area described in section 3 of this by-law;
 - (b) the rules developed under paragraph 9 of subsection 5(1) of the *Act* for determining if a development charge is payable in any particular case and for determining the amount of the charge are set forth in sections 4 through 17 inclusive;
 - (c) the exemptions provided for by such rules shall be the exemptions set forth in sections 18 through 22 inclusive, of this by-law, the indexing of charges shall be in accordance with section 15 of this by-law, and there shall be no phasing in as provided in subsection 16(1) of this by-law; and
 - (d) the calculation of development charges payable with respect to redevelopment of land shall be in accordance with the rules set forth in section 23 of this by-law.

Lands Affected

3. This by-law applies to all lands in the geographic area of the City, however used, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*.

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Designation of Services

4. It is hereby declared by Council that all development of land within the area to which this by-law applies will increase the need for services.
5. The development charge applicable to a development as determined under this by-law shall apply without regard to the services required or used by an individual development.
6. Development charges shall be imposed under this by-law, for the following categories of services to pay for the increased capital costs required because of increased needs for services arising from development: ROADS SERVICES.

Approvals for Development

7. Except as otherwise provided in this by-law, development charges shall be imposed against all lands, buildings or structures within the area to which this by-law applies, if the development of such lands, buildings or structures requires any of the following approvals:
 - (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 9 of the *Condominium Act*; or
 - (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
8. No more than one development charge for each service designated in section 6 of this by-law shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in section 7 are required before the lands, buildings or structures can be developed.
9. Notwithstanding section 8, if two or more of the actions described in section 7 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by that action.
10. Where a development requires an approval described in section 7 after the issuance of a building permit and no development charge has been paid, then the development charge shall be paid prior to the granting of the approval required under section 7.

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11. If a development does not require a building permit but does require one or more of the approvals described in section 7, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such approval required for the increased or additional development being granted, and such development charge shall be paid prior to the granting of the approval required.

Calculation of Development Charges

12. 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 and type of dwelling units;
 - (b) in the case of a live-work development, based upon the number and type of dwelling units, only; and
 - (c) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the total floor area of such development.

Amount of Charge – Residential

13. (1) The development charges described in Schedule A to this by-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential component of the mixed use building or structure, according to the type of residential use.
- (2) Despite subsection 13(1), the development charges described in Schedule A to this by-law for large apartments shall be imposed on all dwelling units in single detached dwellings, semi-detached dwellings and multiple-dwellings constructed in a planned seniors retirement community, provided that the zoning by-law in force for the planned seniors retirement community limits the number of bedrooms in any dwelling unit to 2 bedrooms, and the number of dwelling units in the community and the maximum floor area of the dwelling units to amounts determined by Council in the zoning by-law.
- (3) Where the application for a site plan application, if applicable, or for a building permit application, is for the development of row houses as defined in this bylaw, the development charge payable shall be the amounts set out in Schedule A for row houses and shall be effective as of the date of this bylaw.
- (4) If the development charges required to be paid by subsections 13(1), 13(2) or 13(3) or any part of them remains unpaid after they are payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes in accordance with subsection 32(1) of the *Act*.

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Amount of Charge – Non-Residential

14. (1) The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings or structures and, in the case of a mixed use building or structure, on the non-residential component of the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.
- (2) Despite clause (1), development charges shall not be imposed on the mechanical portions of buildings that service residential units and which are situated on the same land as all of the residential units that they service.
- (3) If the development charges required to be paid pursuant to subsection 14(1) or if any part of them remains unpaid after they are payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes in accordance with subsection 32(1) of the *Act*.

Indexing of Development Charges

15. The development charges set out in Schedules A and B hereto shall be adjusted, without amendment to this by-law, semi-annually on February 1st and August 1st in each year, commencing February 1st, 2020 in accordance with the latest available issue of the index prescribed in the regulations, with the base index value being that in effect on August 1st, 2019.

Phasing, Timing of Calculation and Payment

16. (1) The development charges set out in this by-law are not subject to phasing in and are payable in full from the effective date of this by-law, subject to applicable exemptions, credits, and discounts.
- (2) Subject to sections 23 and 24 of this by-law (with respect to redevelopment) and subsection 16(3) below, the development charge shall be calculated as of, and shall be payable, on the date the first building permit is issued in relation to a building or structure on the land to which the development charge applies.
- (3) Where a development charge applies to land in relation to which a building permit is required, no building permit shall be issued until the development charge has been paid in full.
- (4) Notwithstanding subsection 16(3), the City may, in its sole discretion, require an owner to enter into an agreement, including the provision of security for the owner's obligations under agreement, pursuant to section 27 of the *Act*, providing for all or part of a development charge to be paid before or after it otherwise would be payable. In that event, the terms of such agreement shall then prevail over the provision of this by-law.

Payment By Money or the Provision of Services

17. (1) Payment of development charges shall be by cash, by certified cheque, or by bank draft.

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- (2) In the alternative to payment by the means provided in subsection (1), the City 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, provided that:
- (a) if the City and the owner cannot agree as to the reasonable cost of doing the work under subsection (2), the dispute shall be referred to Council, whose decision shall be final and binding;
 - (b) if the credit exceeds the amount of the charge for the service to which the work relates,
 - (i) the excess amount shall not be credited against the charge for any other service, unless the City has so agreed in an agreement entered into under section 38 of the *Act*; and
 - (ii) in no event shall the City be required to make a cash payment to the credit holder.
 - (c) any credits owing to a landowner, or previous landowner, pursuant to an agreement entered into under section 38 of the *Act*, prior to the enactment of this by-law, may, at the City's sole discretion, be recognized and used as a credit under this by-law, pursuant to section 41 of the *Act*; or
 - (d) any credits owing to a landowner, or previous landowner, pursuant to an agreement entered into under section 38 of the *Act*, either prior to, or after, the enactment of this by-law, which credits do not relate to the category of services covered by this by-law, may, at the City's sole discretion, be recognized and used as a credit under this by-law, pursuant to section 41 of the *Act*.
- (3) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under sections 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as Council may require, and/or that the owner pay for local connections to storm drainage facilities installed at the owner's expense, and/or administrative, processing, or inspection fees.

Rules with Respect to Exemptions for Intensification of Existing Housing

18. (1) This by-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the effect only,
- (a) of permitting the enlargement of an existing dwelling unit;
 - (b) of creating one or two additional dwelling units in an existing single detached dwelling unit;

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- (c) of creating one additional dwelling unit in an existing semi-detached dwelling unit; or
 - (d) of creating one additional dwelling unit for any other existing residential building.
- (2) Notwithstanding clauses (1) (b) to (d), a development charge shall be imposed with respect to the creation of one or two additional dwelling units in a dwelling, if the total floor area of the additional one or two dwelling units exceeds the total floor area of the existing dwelling unit in clause (1) (b) and (1) (c), and the smallest existing dwelling unit in clause (1) (d).

Rules with Respect to Industrial Expansion Exemption

19. (1) 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 under this by-law, is the following:
- (a) if the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero; and
 - (b) if the gross floor area is enlarged by more than 50 per cent, development charges are payable on the amount by which the enlargement exceeds 50 per cent 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 the Regulation
- (3) For the purpose of interpreting the definition of “existing industrial building” contained in the Regulation, regard shall be had for the classification of the lands in question pursuant to the *Assessment Act*, and in particular:
- (a) whether the lands fall within a tax class such that taxes on the lands are payable at the industrial tax rate; and
 - (b) whether more than fifty per cent (50%) of the gross floor area of the building or structure has an industrial property code for assessment purposes;
- (4) Despite subsection (3), distribution centres, warehousing, the bulk storage of goods and truck terminals shall be considered industrial uses.
- (5) For the purpose of the application of section 4 of the *Act* to the operation of this by-law:
- (a) the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the *Act* is sought; and

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- (b) the enlargement of the gross floor area of the existing building must:
 - (i) be attached to the existing industrial building;
 - (ii) not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;
 - (iii) be for use or in connection with an industrial purpose as set out in this by-law; and
 - (iv) constitute a bona fide increase in the size of the existing building.

Categories of Exempt Institutions

- 20. (1) The following categories of institutions are hereby designated as being exempt from the payment of development charges:
 - (a) land, buildings or structures used as hospitals governed by the *Public Hospitals Act*;
 - (b) land, buildings or structures owned by and used for the purposes of the City, the Region, or their local boards, as required by the *Act*;
 - (c) land, buildings or structures owned by and used for the purposes of a municipality or a board as defined in the *Education Act*;
 - (d) land, buildings or structures owned by and used for the purposes of a college or university;
 - (e) land, buildings or structures used for the purposes of a Place of Worship, excluding that portion of the land, building or structure used for the purposes of:
 - i) private schools
 - ii) banquet halls
 - iii) supportive housing
 - iv) daycare facilities
 - v) retail or commercial;
 - (f) land, buildings or structures used only for the purpose of a temporary office for new residential sales;
 - (g) residential development that would have the effect only of enlarging a dwelling unit, by creating a second unit in a new dwelling unit, or adding one dwelling unit in any other existing residential building, excluding the non-residential portion of a mixed-used building.
- (2) The exemption referred to in this paragraph 20(1) (b) does not apply to the development for residential uses of lands owned by:

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- (a) the Region or any local board thereof, including the Peel Children's Aid Society; or
- (b) any corporation owned, controlled, or operated by the Region, including Peel Non-Profit Housing Corporation.

Agricultural Uses

21. Agricultural uses, as well as farm buildings and other ancillary development to an agricultural use, excluding any residential or commercial uses, shall be exempt from the provisions of this by-law.

Temporary Buildings or Structures

22. (1) Temporary buildings or structures shall be exempt from the provisions of this by-law, so long as the status as a temporary building or structure is maintained in accordance with the provisions of this by-law;
- (2) In the event that a temporary building or structure becomes protracted, it shall be deemed not to be, or ever to have been a temporary building or structure, and the development charges required to be paid under this by-law shall become payable on the date the temporary building or structure becomes protracted; and
- (3) Prior to the City issuing a building permit for a temporary building or structure, the City may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to section 27 of the *Act*, providing for all or part of the development charge required by subsection 22(2) to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this by-law.

Rules with Respect to Demolitions

23. (1) (i) Demolishing dwelling units in whole will reduce the development charges otherwise payable for the redevelopment where the owner has provided a copy of the original demolition permit for the number of types of units that have been demolished to the Treasurer, and when redevelopment occurs:
- (a) within 5 years from the date the demolition permit was issued; and
 - (b) on the same lot or block on which the demolished dwelling unit(s) were originally located.
- (ii) In cases where a demolition credit crosses over a lot that was subject to land division, the owner directs to which lot the credit applies.
- (2) (i) Demolishing the total floor area of all or part of a non-residential building or structure will reduce the development charges otherwise payable for the redevelopment, where the owner has provided a copy of the original demolition permit for the total floor

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area that was demolished to the Treasurer, and when redevelopment occurs:

- (a) within 10 years from the date the demolition permit was issued; and
 - (b) on the same lot or block on which the demolished building or structure, or part thereof, was originally located; and
- (ii) In cases where a demolition credit crosses over a lot that was subject to a land division, the owner directs to which lot the credit applies.
- (3) If a credit has been allowed against the development charge otherwise payable and a building permit for the redevelopment has been issued, in advance of the occurrence of the demolition, the owner must complete and provide proof of the demolition no later than 4 months after the issuance of the building permit or the amount for which the development charge credit was provided shall become fully payable.
- (4) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable under this by-law with respect to the redevelopment.
- (5) For the purposes of this section, dwelling units or total floor area accidentally destroyed by fire shall be deemed to have been demolished under a demolition permit issued on the date of the fire.

Rules with Respect to Change of Use

24. (1) Changing all or part of a residential building to a non-residential use will reduce development charges otherwise payable for by an amount that is equal to the applicable residential development charge multiplied by the number of residential units being converted.
- (2) Changing all or part of a building used for industrial uses to non-industrial/non-office use will reduce development charges otherwise payable by an amount that is equal to the applicable non-residential development charge multiplied by the total floor area that has been converted.
- (3) (i) Notwithstanding subsection 24 (2), development charges will not apply to a change of use from industrial to non-industrial/non-office uses provided that:
- (a) The floor area of a converted unit is less than or equal to 1,000 square metres; and
 - (b) The original building was constructed prior to 1996.
- (ii) In the event that the unit or building meets the criteria in subsection 24 (3) (b), but not 24 (3) (a), the owner shall not be required to pay development charges respecting the first 1,000 square metres of floor area, and shall be required to pay the

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development charges calculated in accordance with this by-law respecting any floor area over 1,000 square metres.

(iii) The exemption in subsection 24 (3) does not apply to conversions to motor vehicle repair shops or motor vehicle body shops.

Speculative Buildings

25. (1) Where an owner has applied for a building permit for a speculative non-residential building or structure, the City may permit the owner to pay the industrial development charge and may require the owner to enter into an agreement with the City, subject to the discretion of the Treasurer, including a requirement to post satisfactory security, to be realized upon by the City in the event that the building or structure is ultimately deemed by the City to be a non-industrial building or structure in accordance with the provisions of this By-law and where development charges at the non-industrial/non-office rate as set out in Schedule "B" hereto are deemed to be payable.
- (2) Where the owner has failed to submit evidence satisfactory to the Treasurer to establish that a speculative building is an industrial building in accordance with the terms of any agreement as provided for in subsection 25(1), the City shall apply the security posted to the payment of development charges calculated as if the building were deemed to be a non-industrial building or structure, as of final occupancy, in accordance with the provisions of this By-law.
- (3) In order for a building or structure deemed to be an industrial use for the purpose of this By-law, at least 51 per cent of the total floor area of the building or structure must be used for industrial purposes, as determined by the City.
- (4) Where the City requires payment of development charges at the non-industrial/non-office rate in accordance with the provisions set out above, the amount payable shall be the amount calculated at the rate in effect at the later of the date of issuance of the building permit or the date that the payment of the development charges at the non-industrial rate is received by the City.
- (5) Where the City determines that the building or structure is an industrial building, the security provided to the City pursuant to subsection 25(1) of this section shall be released to the owner, without interest.

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Major Office Exemption

26. Buildings containing office uses other than neighbourhood commercial office buildings and structures which serve the general population in the immediate neighbourhood, are exempt from the payment of development charges provided that they meet all of the following criteria:

- (a) the building or structure is freestanding with a total floor area of at least 50,000 square feet;
- (b) the building or structure is at least 2 storeys in height; and
- (c) the building or structure does not contain any personal service facilities including, but not limited to, medical health clinics, dental offices, optometrist and optician offices and aesthetic clinics.

Front Ending Agreements

27. The City may enter into agreements under section 44 of the *Act*.

Schedules

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

- | | |
|--------------|-------------------------------------|
| Schedule 'A' | Residential Development Charges |
| Schedule 'B' | Non-residential Development Charges |

By-law Registration

29. A certified copy of this by-law may be registered in the by-law register in the Land Registry Office against all lands in the City and may be registered against title to any land to which this by-law applies.

Date By-law Effective

30. This by-law comes into force and effect on the earlier of:

- (a) August 1, 2019; or
- (b) the day after Bill 108 is proclaimed to be in force.

Date By-law Expires

31. This by-law expires five years after the date on which it comes into force and effect.

Repeal

32. By-law 172-2014 is hereby repealed, effective on the date this by-law comes into force.

Headings for Reference Only

33. The headings inserted in this by-law are for convenience and reference

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only, and shall not affect the construction or interpretation of this by-law.

Interpretation

34. All words defined in the *Act* or the Regulation have the same meaning in this by-law as they have in the *Act* or the Regulation, unless they are defined differently in this by-law.
35. All references to the provisions of any statute or regulation or to the Ontario Building Code contained in this by-law shall also refer to the same or similar provision in the statute or regulation or code as amended, replaced, revised or consolidated from time to time.

Severability

36. If, for any reason, any provision, section, subsection or paragraph of this by-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this by-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

Short Title

37. This by-law may be referred to as the City of Brampton Development Charges By-law for ROADS SERVICES, 2019.

READ A FIRST, SECOND and THIRD TIME and PASSED in Open Council this 19th day of June 2019.

Approved as to form ____/____/____ _____

Approved as to content. ____/____/____ _____

Patrick Brown, Mayor

Peter Fay, City Clerk

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Schedule 'A' Residential Development Charges

Schedule A to By-Law XXX-2019 Residential Development Charges				
SERVICE CATEGORY	Charge Per Dwelling Type			
	Single Detached/ Semi- Detached	Rows / Multiples	Large Apartment	Small Apartment
ROADS - EXCLUDING BRAMWEST/NSTC	\$16,741	\$12,411	\$10,064	\$5,799
Total	\$16,741	\$12,411	\$10,064	\$5,799

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Schedule 'B' Non-Residential Development Charges

Schedule B to By-Law XXX-2019 Non-Residential Development Charges			
SERVICE CATEGORY	Charge Per Square Metre		
	Industrial Charge	Office Charge	Non-Industrial/ Non-Office
ROADS - EXCLUDING BRAMWEST/NSTC	\$30.79	\$85.88	\$85.88
Total	\$30.79	\$85.88	\$85.88