

Memorandum

To	Gigi Li, Director Financial Services and Treasurer
From	Daryl Abbs, Managing Partner, Watson & Associates Economists Ltd. Gary Scandlan, Independent Policy Advisor
Date	August 13, 2024
Re:	2024 Development Charges Background Study Update – Amendments as per Bill 185

Fax

Courier

Mail

Email

1. Introduction

The City of Richmond Hill currently imposes City-wide Development Charges (D.C.) via the following by-laws:

- 6-24 (Engineering Services);
- 7-24 (Public Works);
- 8-24 (Fire Protection Services);
- 9-24 (Parks and Recreation Services); and
- 10-24 (Library Services).

In addition, the City imposes area specific D.C.s via the following by-laws:

- 11-24 (Bayview North East Development Area); and
- 12-24 (Headford Excluding Storm Development Area).

All City-wide and area specific D.C. by-laws were passed on March 27, 2024 to update capital costs and to implement recent amendments to the Act (prior to Bill 185).

On April 10, 2024, the Province released proposed changes to the *Development Charges Act* (D.C.A.) via Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*. The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23: *More Homes Built Faster Act*. As such, the purpose of this memo is to provide for updates to the D.C. by-laws to align with the D.C.A. as amended by Bill 185.



2. Legislative Background

The following section provides details on the revisions to the D.C.A. as a result of Bill 185.

Revised Definition of Capital Costs

Bill 185 reversed the capital cost amendments of Bill 23 by reinstating studies as an eligible capital cost. The following paragraphs were added to subsection 5(3) of the D.C.A.:

5. *Costs to undertake studies in connection with any of the matters referred to in paragraphs 1 to 4.*
6. *Costs of the development charge background study required under section 10.*

The amendment allows municipalities to fund studies, consistent with by-laws passed prior to Bill 23.

Removal of Mandatory Phase-in

Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 removed this mandatory phase-in.

For site plan and zoning by-law amendment applications that were made prior to Bill 185 receiving Royal Assent, the charges payable will be the charges that were in place on the day the planning application was made (i.e., including the mandatory phase-in).

Process for Minor Amendments to D.C. By-laws

Section 19 of the D.C.A. requires that a municipality must follow sections 10 through 18 of the D.C.A. (with necessary modifications) when amending D.C. by-laws. Sections 10 through 18 of the D.C.A. generally requires the following:

- Completion of a D.C. background study, including the requirement to post the background study 60 days prior to passage of the D.C. by-law;
- Passage of a D.C. by-law within one year of the completion of the D.C. background study;
- A public meeting, including notice requirements; and
- The ability to appeal the by-law to the Ontario Land Tribunal.

Bill 185 allows municipalities to undertake minor amendments to D.C. by-laws for the following purposes without adherence to the requirements noted above (with the exception of the notice requirements):



1. To repeal a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date (subject to the 10-year limitations provided in the D.C.A.);
2. To impose D.C.s for studies, including the D.C. background study; and
3. To remove the provisions related to the mandatory phase-in of D.C.s.

Minor amendments related to items imposing D.C.s for studies and to remove the mandatory phase-in noted above may be undertaken only if the D.C. by-law being amended was passed after November 28, 2022, and before Bill 185 came into effect. Moreover, the amending by-law must be passed within six months of Bill 185 taking effect.

Notice requirements for these minor amending by-laws are similar to the typical notice requirements, with the exception of the requirement to identify the last day for appealing the by-law (as these provisions do not apply).

Reduction of D.C. Rate Freeze Timeframe

Changes to the D.C.A. in 2020 provided for the requirement to freeze D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application. The D.C. rate for these developments is “frozen” at the rates that were in effect at the time the site plan and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 reduced the two-year timeframe to 18 months. Note, this change is not subject to the minor amendment provisions introduced and must follow the full D.C. by-law amendment process.

Modernizing Public Notice Requirements

The D.C.A. sets out the requirements for municipalities to give notice of public meetings and of by-law passage. These requirements are prescribed in sections 9 and 10 of O. Reg. 82/98 and include giving notice in a newspaper of sufficiently general circulation in the area to which the by-law would apply. The regulatory changes modernize the public notice requirements by allowing municipalities to provide notice on a municipal website if a local newspaper is not available. Note, this change is in effect as of July 1, 2024.

3. Changes to the Current D.C. By-laws

The City is undertaking two (2) distinct processes in amending the existing D.C. by-laws:

1. Minor Amendments (which do not require the detailed public process); and
2. Formal Amendments (requiring the detailed public process).



3.1 Minor Amendments

The minor amendments to the existing D.C. by-laws are being undertaken to add growth studies into the D.C. calculations and by-laws. The calculated rates in this study will take immediate effect upon passage of the amending by-laws. The new calculated rates are presented in Tables 3-4 to 3-6 below.

In addition, a housekeeping amendment is being undertaken to remove the clause related to the mandatory phase-in for all by-laws.

3.1.1 *Removal of Phase-in*

The phase-in as per Bill 23 required that all D.C. by-laws passed after January 1, 2022 must be phased-in annually over the first five years the by-law was in force, as follows:

- Year 1 – 80% of the minimum charge;
- Year 2 – 85% of the minimum charge;
- Year 3 – 90% of the minimum charge;
- Year 4 – 95% of the minimum charge; and
- Year 5 to expiry – 100% of the minimum charge.

As noted above, Bill 185 removed this mandatory phase-in. Given that the phase-in clause in the City's by-laws refers to a specific section of the Act, and this section has now been repealed, this change has been in effect since Bill 185 received Royal Assent. The City is undertaking a housekeeping amendment to remove the phase-in clause from all D.C. by-laws.

3.1.2 *Addition of Growth Studies*

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the City's capital works program. These studies have been included as a class of service referred to as Growth Studies, based on the eligible D.C. services to which the studies relate.

The City has identified approximately \$7.05 million of growth-related studies (in 2023 dollars). These studies include various master plans, an official plan update, various secondary plans, park strategies, transportation studies, etc. Deductions to recognize benefit to non-D.C. eligible services have been made in the amount of \$220,900. In addition, deductions for the share of the various studies that are anticipated to benefit the existing community have been made in the amount of approximately \$1.80 million. Further, as of December 31, 2022, the City had a reserve fund deficit of \$4.13 million related to growth studies. This amount has been included for recovery in the D.C. calculation. As a result, the net D.C. recoverable cost for studies is \$9.16 million.

The capital costs have been allocated 84% to residential development, and 16% to non-residential development based on the incremental growth in population to employment



for the 10-year forecast period (2023 to 2032, consistent with the 2023 D.C. background study and by-law).

Based on the calculations provided herein, Growth Studies result in a D.C. of \$609 per residential single detached dwelling unit. With respect to non-residential development, the calculation results in a D.C. of \$0.39 per sq.ft. (\$4.20 per sq.m) of retail gross floor area and \$0.30 per sq.ft. (\$3.23 per sq.m) of non-retail gross floor area.

The Growth Studies capital sheet is presented in Table 3-1 and the D.C. calculations are provided in Tables 3-2 and 3-3.



**Table 3-1
City of Richmond Hill
Growth Studies Capital Costs**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2023-2032	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
1	Official Plan Update (5 year review)	2031	All D.C. Eligible Services	325,000	-	16,250	308,750	162,500		146,250	122,850	23,400
2	Strategic Plan	2024	All D.C. Eligible Services	150,000	-	7,500	142,500	75,000		67,500	56,700	10,800
3	Strategic Plan	2029	All D.C. Eligible Services	150,000	-	7,500	142,500	75,000		67,500	56,700	10,800
4	Richmond Hill Centre Municipal Facilities Vertical Integration and Strata Study	2025	All D.C. Eligible Services	200,000	-	9,000	191,000	20,000		171,000	143,640	27,360
5	Richmond Hill Centre Secondary Plan 5 Year Update 2030	2030	All D.C. Eligible Services	200,000	-	20,000	180,000	-		180,000	151,200	28,800
6	Development Charges Background Study	2032	All D.C. Eligible Services	300,000	-	-	300,000	-		300,000	252,000	48,000
7	East Beaver Creek Secondary Plan	2026	All D.C. Eligible Services	252,000	-	25,200	226,800	-		226,800	190,512	36,288
8	Bathurst and Highway 7 Secondary Plan	2027	All D.C. Eligible Services	336,000	-	33,600	302,400	-		302,400	254,016	48,384
9	Yonge Street Corridor Servicing Analysis	2027	All D.C. Eligible Services	81,000	-	8,100	72,900	-		72,900	61,236	11,664
10	Sustainability Metrics Update	2028	All D.C. Eligible Services	125,000	-	62,500	62,500	-		62,500	52,500	10,000
11	Community Energy and Emissions Plan	2027	All D.C. Eligible Services	50,000	-	12,500	37,500	25,000		12,500	10,500	2,000
12	Community Energy and Emissions Plan	2031	All D.C. Eligible Services	75,000	-	18,750	56,250	37,500		18,750	15,750	3,000
Parks and Recreation Services												
13	Parks Plan Review	2031	Parks and Recreation Services	200,000	-	-	200,000	100,000		100,000	84,000	16,000
14	Lake Wilcox Canoe Club Precinct - 3rd Phase of the Master Plan	2027	Parks and Recreation Services	300,000	-	-	300,000	150,000		150,000	126,000	24,000



Table 3-1 (Cont'd)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2032										84%	16%
15	Tennis and Pickleball Strategy	2025	Parks and Recreation Services	254,000	-	-	254,000	127,000		127,000	106,680	20,320
16	Phyllis Rawlinson Park Revitalization - Master Plan	2029	Parks and Recreation Services	250,000	-	-	250,000	200,000		50,000	42,000	8,000
	Services Related to a Highway											
17	Transportation DC Background Study Update	2032	Services Related to a Highway	102,000	-	-	102,000	-		102,000	85,680	16,320
18	Transportation Mater Plan Update (Technical Review)	2032	Services Related to a Highway	300,000	-	-	300,000	-		300,000	252,000	48,000
19	Corridors OPA Transportation Update	2025	Services Related to a Highway	200,000	-	-	200,000	-		200,000	168,000	32,000
20	East Beaver Creek and Bathurst Hwy 7 OPA Transportation Study	2025	Services Related to a Highway	400,000	-	-	400,000	-		400,000	336,000	64,000
21	Trails Level of Service Study	2026	Services Related to a Highway	102,000	-	-	102,000	51,000		51,000	42,840	8,160
	Water, Wastewater, and Stormwater											
22	Urban MESP and Secondary Plan Computer Model Analysis	2025	Water, Wastewater, and Stormwater Services	300,000	-	-	300,000	-		300,000	252,000	48,000
23	East Beaver Creek Secondary Plan	2026	Water, Wastewater, and Stormwater Services	275,000	-	-	275,000	-		275,000	231,000	44,000
24	Bathurst-Highway 7 Secondary Plan	2026	Water, Wastewater, and Stormwater Services	175,000	-	-	175,000	-		175,000	147,000	28,000
25	Stormwater Master Plan	2025	Stormwater Services	700,000	-	-	700,000	350,000		350,000	294,000	56,000
26	Stormwater Master Plan	2031	Stormwater Services	420,000	-	-	420,000	210,000		210,000	176,400	33,600
	Fire Protection Services											
27	Station Optimization, Resource Location Study 	2024	Fire Protection Services	140,000	-	-	140,000	56,000		84,000	70,560	13,440



Table 3-1 (Cont'd)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2032										84%	16%
28	Fire Master Plan Update	2026	Fire Protection Services	150,000	-	-	150,000	-		150,000	126,000	24,000
29	Fire Master Plan Update	2031	Fire Protection Services	175,000	-	-	175,000	-		175,000	147,000	28,000
	Library Services											
30	Community Needs Assessment	2025	Library Services	100,000	-	-	100,000	75,000		25,000	21,000	4,000
31	Community Needs Assessment	2030	Library Services	110,000	-	-	110,000	82,500		27,500	23,100	4,400
32	Library Facilities Master Plan	2032	Library Services	150,000	-	-	150,000	-		150,000	126,000	24,000
	Reserve Fund Adjustment			4,127,344	-		4,127,344	-		4,127,344	3,466,969	660,375
	Total			11,174,344	-	220,900	10,953,444	1,796,500	-	9,156,944	7,691,833	1,465,111

Table 3-2
City of Richmond Hill
Growth Studies D.C. Calculation (2023 \$)

Service/ Class of Service D.C. Calculations	Residential	Retail	Non-Retail
Growth Studies D.C. Eligible Costs	\$7,691,833	\$367,412	\$1,097,699
Population/G.F.A. Growth (sq.ft.)	852	932,500	3,676,900
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$175	\$0.39	\$0.30



Table 3-3
City of Richmond Hill
Growth Studies D.C. Calculation – by Residential Unit Type (2023\$)

Residential Unit Type	Persons Per Unit	D.C. per Residential Unit
Single and Semi-Detached Dwelling	3.482	\$609
Other Multiples	2.895	\$507
Apartments – Large (\geq 700 sq.ft.)	2.199	\$385
Apartments – Small ($<$ 700 sq.ft.)	1.561	\$273
Special Care/Special Dwelling Units	1.100	\$192



Based on the changes noted above, the D.C. calculations have been revised to include growth studies. As a result, the total calculated City-wide D.C. (single/semi-detached unit) for full services has increased from \$44,841 to \$45,450 (2023 \$). In regard to the non-residential charges, the total City-wide calculated D.C. (per sq.ft.) for full-services has increased from \$16.43 to \$16.82 (2023 \$) for retail development and from \$13.19 to \$13.49 (2023 \$) for non-retail development.

The summary below outlines the charges as calculated prior to the 2023 D.C. by-law passage, and the charges as amended.

Table 3-4
City of Richmond Hill
Rate Comparison – Residential (Single Detached)

Service/Class of Service	2023 Charge Prior to By-law Passage	Calculated as per By-laws 6-24 through 10-24	Calculated as per By-laws 6-24 through 10-24 with Growth Studies
City Wide Services/Classes:			
Engineering Services	11,024	15,789	15,789
Fire Protection Services	671	1,297	1,297
Public Works	1,258	1,849	1,849
Parks and Recreation Services	13,648	22,737	22,737
Growth Studies	545	-	609
Library Services	1,964	3,169	3,169
Total City Wide Services/Classes	29,110	44,841	45,450



Table 3-5
City of Richmond Hill
Rate Comparison – Non-residential, Retail (per sq.ft.)

Service/Class of Service	2023 Charge Prior to By-law Passage	Calculated as per By-laws 6-24 through 10-24	Calculated as per By-laws 6-24 through 10-24 with Growth Studies
City Wide Services/Classes:			
Engineering Services	8.21	9.80	9.80
Fire Protection Services	0.43	0.80	0.80
Public Works	0.86	1.20	1.20
Parks and Recreation Services	1.68	4.06	4.06
Growth Studies	0.30	-	0.39
Library Services	0.24	0.57	0.57
Total City Wide Services/Classes	11.72	16.43	16.82

Table 3-6
City of Richmond Hill
Rate Comparison – Non-residential, Non-Retail (per sq.ft.)

Service/Class of Service	2023 Charge Prior to By-law Passage	Calculated as per By-laws 6-24 through 10-24	Calculated as per By-laws 6-24 through 10-24 with Growth Studies
City Wide Services/Classes:			
Engineering Services	5.98	8.11	8.11
Fire Protection Services	0.29	0.67	0.67
Public Works	0.63	0.91	0.91
Parks and Recreation Services	1.25	3.07	3.07
Growth Studies	0.23	-	0.30
Library Services	0.18	0.43	0.43
Total City Wide Services/Classes	8.56	13.19	13.49



3.1.3 Minor Amendments to the D.C. By-laws

All D.C. by-laws will be amended as follows:

- Revise the definition of capital cost to include studies as per the D.C.A.; and
- Repeal the mandatory phase-in section 3.20.

In addition to the above, By-law 6-24 will be amended as follows:

- Add growth studies as a class of service; and
- Revise Schedules A, B, and C to include growth studies.

The draft amending by-laws are included in Appendix A to this memo.

3.2 Formal Amendment

The second amendment the City is undertaking to its D.C. by-laws is a formal amendment for the following purposes:

- Reduce the D.C. rate-freeze timeframe from two (2) years to 18 months; and
- Provide additional clarity on the timeframe of eligibility for the redevelopment credit to begin on the date of demolition permit (or other applicable permit issuance).

As per the legislation, section 19 of the D.C.A. applies. Therefore a D.C. background study is required for this amendment. Note that as this change is reflective of a policy change only, this memo shall be utilized as the D.C. background study required for the public process. This memo will be posted on the City's website to meet the requirements of ensuring the study is available to the public at least 60 days prior to the by-law passage. A public meeting will also be held before the by-laws are passed. Council will consider the passage of the amending D.C. by-laws at least 60 days after this background study is posted to the City's website.

3.2.1 Requirements of Section 19 of the D.C.A.

As noted above, Section 19 of the D.C.A. provides for the requirements to amend a D.C. by-law. Section 19 notes that "Sections 10 to 18 apply, with necessary modifications, to an amendment to a development charge by-law other than an amendment by, or pursuant to an order of, the Ontario Land Tribunal". As such, the following commentary is provided:

- **Section 10:** Requires a D.C. Background Study which identifies the growth forecast, capital costs, deductions, allocation between residential and non-residential benefit, and the associated D.C. calculations, level of service calculations, examination of the long-term operating and capital costs required, and preparation of an asset management plan. In addition, the study must be



posted to the City's website at least 60 days prior to the passing of the amending D.C. by-laws.

- None of these items from the 2023 D.C. background study are being changed by this amendment. This memo will be considered the D.C. background study and form the basis for the amending by-laws. This memo will be posted on the City's website 60 day prior to by-law passage.
- **Section 11:** Requires that a D.C. by-law may only be passed within one-year of the study.
 - The amendments are anticipated to occur within one year of this study.
- **Section 12:** Requires a public meeting to be undertaken.
 - A public meeting will be held regarding this amendment.
- **Sections 13 to 18:** Outlines the process for appeals
 - This amendment will be subject to appeal to the Ontario Land Tribunal.

Based on the above, the requirements of Section 19 of the D.C.A. will be met.

3.2.2 Amendments to the D.C. By-laws

The D.C. by-laws, as amended will be further amended as follows:

- Refine the D.C. rate freeze timeframe from two years to 18-months for Site Plan and Zoning By-law Amendment applications.
- Refine the redevelopment credit eligibility clause such that the timeframe of 48 months begins on the date of demolition permit issuance (or other applicable permit issuance) and ends when D.C.s would otherwise be payable for a redevelopment.

The draft amending by-laws are included in Appendix B to this memo.

4. Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Section 3.1.2 of the 2024 Development Charges Background Study Update – Amendments as per Bill 185 dated August 13, 2024, subject to further annual review during the capital budget process”;

“Receive the  memo dated August 13, 2024 Re: 2024 Development Charges Background Study Update – Amendments as per Bill 185”;

“Determine that no further public meeting is required”;

“Approve the amending D.C. by-laws as set out in Appendix A”; and

“Approve the amending D.C. by-laws as set out in Appendix B”.



Appendices



Appendix A

Amending By-laws for Minor Amendments



City of Richmond Hill

By-law Number 105-24

Being a By-Law To Amend By-Law 6-24, Respecting City-wide Development Charges for Engineering Services

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas subsection 19(1.3) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19(1) of the Act to be followed;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 6-24 on March 27, 2024;

And Whereas on **MONTH DAY YEAR**, Council approved Report **XX-24** thereby indicating that it intends to change the rules developed pursuant to paragraph 9 of subsection 5(1) of the Act to increase a development charge imposed during the first four years that the by-law is in force to the amount that could have been charged if paragraph 4 of subsection 5(6) of the Act had not been in force at the time the by-law was passed.

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 6-24 is hereby amended as follows:

A. The Capital Cost Definition in Section 1 is deleted, and the following definition is substituted, therefore:

"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;

- i. To acquire land or an interest in land, including a leasehold interest;
- ii. To improve land;
- iii. To acquire, lease, construct, or improve buildings and structures;
- iv. To acquire, construct or improve facilities including:
 - a. Furniture and equipment other than computer equipment;



- b. Materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, r.s.o. 1990, c. P.44*; and
 - c. Rolling stock with an estimated useful life of seven years or more, and;
 - v. To undertake studies in connection with any of the matters referred to under clauses (i) to (iv);
 - vi. To undertake the development charges background study; and
 - vii. Interest on money borrowed for those expenditures under clauses (i) to (iv)
- B. By adding the words “and growth studies” to Clause 2.1 such that the revised clause will read as follows:
- 2.1. The categories of services/classes of services for which development charges are imposed under this by-law is Engineering Services and Growth Studies;
- C. Repeal section 3.20 to remove the wording related to the mandatory phase-in;
- D. Revise the wording in Section 7 for Schedule “B” and Schedule “C” as follows:
- Schedule “B” – City-Wide Engineering Services and Growth Studies
Development Charges: Residential Development Charges by Unit Type
- Schedule “C” – City-Wide Engineering Services and Growth Studies
Development Charges: Non-Residential Development Charges by Square Metre of Gross Floor Area by Retail Uses and Non-Retail Uses
- E. Replace Schedule “A” to By-law No. 6-24 with Schedule “A” to this amending by-law XX-24;
- F. Replace Schedule “B” to By-law No. 6-24 with Schedule “B” to this amending by-law XX-24;
- G. Replace Schedule “C” to By-law No. 6-24 with Schedule “C” to this amending by-law XX-24;

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



**SCHEDULE “A” TO BY-LAW NO. 6-24
DESIGNATED MUNICIPAL SERVICES AND CLASSES OF SERVICES UNDER THIS
BY-LAW**

City-Wide Classes of Services:

Engineering

- Services Related to a Highway
- Water Services
- Wastewater Services
- Stormwater Services

Growth Studies

- Engineering
- Public Works
- Fire Protection Services
- Library Services
- Parks and Recreation Services



SCHEDULE B, TO BY-LAW 6-24
CITY-WIDE ENGINEERING SERVICES AND GROWTH STUDIES DEVELOPMENT
CHARGES:

RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Rates presented in 2023 \$					
Service/Class of Service	Single and Semi-Detached Dwelling	Multiples	Apartments - Large >=700 sq.ft.	Apartments - Small <700 sq.ft.	Special Care/Special Dwelling Units
Engineering Services	\$15,789	\$13,127	\$9,971	\$7,078	\$4,988
Growth Studies	\$609	\$506	\$385	\$273	\$192



SCHEDULE C TO BY-LAW 6-24
CITY-WIDE ENGINEERING SERVICES AND GROWTH STUDIES DEVELOPMENT
CHARGES:

NON-RESIDENTIAL RESIDENTIAL DEVELOPMENT CHARGES BY
SQUARE METRE (AND SQUARE FEET) OF GROSS FLOOR AREA
BY REATIL USE AND NON-RETAIL USE

Rates presented in 2023 \$				
Service/Class of Service	Retail (per sq.m. of Gross Floor Area)	Non-Retail (per sq.m. of Gross Floor Area)	Retail (per sq.ft. of Gross Floor Area)	Non-Retail (per sq.ft. of Gross Floor Area)
Engineering Services	\$105.49	\$87.30	\$9.80	\$8.11
Growth Studies	\$4.20	\$3.23	\$0.39	\$0.30



City of Richmond Hill

By-law Number 106-24

Being a By-Law To Amend By-Law 7-24, Respecting City-wide Development Charges for Public Works

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas subsection 19(1.3) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19(1) of the Act to be followed;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 7-24 on March 27, 2024;

And Whereas on **MONTH DAY YEAR**, Council approved Report **XX-24** thereby indicating that it intends to change the rules developed pursuant to paragraph 9 of subsection 5(1) of the Act to increase a development charge imposed during the first four years that the by-law is in force to the amount that could have been charged if paragraph 4 of subsection 5(6) of the Act had not been in force at the time the by-law was passed.

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 7-24 is hereby amended as follows:
 - A. The Capital Cost Definition in Section 1 is deleted, and the following definition is substituted, therefore:



“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;

- i. To acquire land or an interest in land, including a leasehold interest;
 - ii. To improve land;
 - iii. To acquire, lease, construct, or improve buildings and structures;
 - iv. To acquire, construct or improve facilities including:
 - a. Furniture and equipment other than computer equipment;
 - b. Materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, r.s.o. 1990, c. P.44*; and
 - c. Rolling stock with an estimated useful life of seven years or more, and;
 - v. To undertake studies in connection with any of the matters referred to under clauses (i) to (iv);
 - vi. To undertake the development charges background study; and
 - vii. Interest on money borrowed for those expenditures under clauses (i) to (iv)

B. Repeal section 3.20 to remove the wording related to the mandatory phase-in;

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



City of Richmond Hill

By-law Number 107-24

Being a By-Law To Amend By-Law 8-24, Respecting City-wide Development Charges for Fire Protection Services

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas subsection 19(1.3) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19(1) of the Act to be followed;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 8-24 on March 27, 2024;

And Whereas on **MONTH DAY YEAR**, Council approved Report **XX-24** thereby indicating that it intends to change the rules developed pursuant to paragraph 9 of subsection 5(1) of the Act to increase a development charge imposed during the first four years that the by-law is in force to the amount that could have been charged if paragraph 4 of subsection 5(6) of the Act had not been in force at the time the by-law was passed.

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 8-24 is hereby amended as follows:
 - A. The Capital Cost Definition in Section 1 is deleted, and the following definition is substituted, therefore:



“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;

- i. To acquire land or an interest in land, including a leasehold interest;
 - ii. To improve land;
 - iii. To acquire, lease, construct, or improve buildings and structures;
 - iv. To acquire, construct or improve facilities including:
 - a. Furniture and equipment other than computer equipment;
 - b. Materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, r.s.o. 1990, c. P.44*; and
 - c. Rolling stock with an estimated useful life of seven years or more, and;
 - v. To undertake studies in connection with any of the matters referred to under clauses (i) to (iv);
 - vi. To undertake the development charges background study; and
 - vii. Interest on money borrowed for those expenditures under clauses (i) to (iv)

B. Repeal section 3.20 to remove the wording related to the mandatory phase-in;

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



City of Richmond Hill

By-law Number 108-24

Being a By-Law To Amend By-Law 9-24, Respecting City-wide Development Charges for Parks and Recreation Services

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas subsection 19(1.3) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19(1) of the Act to be followed;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 9-24 on March 27, 2024;

And Whereas on **MONTH DAY YEAR**, Council approved Report **XX-24** thereby indicating that it intends to change the rules developed pursuant to paragraph 9 of subsection 5(1) of the Act to increase a development charge imposed during the first four years that the by-law is in force to the amount that could have been charged if paragraph 4 of subsection 5(6) of the Act had not been in force at the time the by-law was passed.

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 9-24 is hereby amended as follows:
 - A. The Capital Cost Definition in Section 1 is deleted, and the following definition is substituted, therefore:



“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;

- i. To acquire land or an interest in land, including a leasehold interest;
 - ii. To improve land;
 - iii. To acquire, lease, construct, or improve buildings and structures;
 - iv. To acquire, construct or improve facilities including:
 - a. Furniture and equipment other than computer equipment;
 - b. Materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, r.s.o. 1990, c. P.44*; and
 - c. Rolling stock with an estimated useful life of seven years or more, and;
 - v. To undertake studies in connection with any of the matters referred to under clauses (i) to (iv);
 - vi. To undertake the development charges background study; and
 - vii. Interest on money borrowed for those expenditures under clauses (i) to (iv)

B. Repeal section 3.20 to remove the wording related to the mandatory phase-in;

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



City of Richmond Hill

By-law Number 109-24

Being a By-Law To Amend By-Law 10-24, Respecting City-wide Development Charges for Library Services

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas subsection 19(1.3) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19(1) of the Act to be followed;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 10-24 on March 27, 2024;

And Whereas on **MONTH DAY YEAR**, Council approved Report **XX-24** thereby indicating that it intends to change the rules developed pursuant to paragraph 9 of subsection 5(1) of the Act to increase a development charge imposed during the first four years that the by-law is in force to the amount that could have been charged if paragraph 4 of subsection 5(6) of the Act had not been in force at the time the by-law was passed.

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 10-24 is hereby amended as follows:
 - A. The Capital Cost Definition in Section 1 is deleted, and the following definition is substituted, therefore:



“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;

- i. To acquire land or an interest in land, including a leasehold interest;
 - ii. To improve land;
 - iii. To acquire, lease, construct, or improve buildings and structures;
 - iv. To acquire, construct or improve facilities including:
 - a. Furniture and equipment other than computer equipment;
 - b. Materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, r.s.o. 1990, c. P.44*; and
 - c. Rolling stock with an estimated useful life of seven years or more, and;
 - v. To undertake studies in connection with any of the matters referred to under clauses (i) to (iv);
 - vi. To undertake the development charges background study; and
 - vii. Interest on money borrowed for those expenditures under clauses (i) to (iv)

B. Repeal section 3.20 to remove the wording related to the mandatory phase-in;

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



City of Richmond Hill

By-law Number 110-24

Being a By-Law To Amend By-Law 11-24, Respecting Development Charges for the Bayview North East Development Area

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas subsection 19(1.3) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19(1) of the Act to be followed;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 11-24 on March 27, 2024;

And Whereas on **MONTH DAY YEAR**, Council approved Report **XX-24** thereby indicating that it intends to change the rules developed pursuant to paragraph 9 of subsection 5(1) of the Act to increase a development charge imposed during the first four years that the by-law is in force to the amount that could have been charged if paragraph 4 of subsection 5(6) of the Act had not been in force at the time the by-law was passed.

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 11-24 is hereby amended as follows:
 - A. The Capital Cost Definition in Section 1 is deleted, and the following definition is substituted, therefore:



“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;

- i. To acquire land or an interest in land, including a leasehold interest;
- ii. To improve land;
- iii. To acquire, lease, construct, or improve buildings and structures;
- iv. To acquire, construct or improve facilities including:
 - a. Furniture and equipment other than computer equipment;
 - b. Materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, r.s.o. 1990, c. P.44*; and
 - c. Rolling stock with an estimated useful life of seven years or more, and;
- v. To undertake studies in connection with any of the matters referred to under clauses (i) to (iv);
- vi. To undertake the development charges background study; and
- vii. Interest on money borrowed for those expenditures under clauses (i) to (iv)

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



City of Richmond Hill

By-law Number 111-24

Being a By-Law To Amend By-Law 12-24, Respecting Development Charges for the Headford Excluding Storm Development Area

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas subsection 19(1.3) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19(1) of the Act to be followed;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 12-24 on March 27, 2024;

And Whereas on **MONTH DAY YEAR**, Council approved Report **XX-24** thereby indicating that it intends to change the rules developed pursuant to paragraph 9 of subsection 5(1) of the Act to increase a development charge imposed during the first four years that the by-law is in force to the amount that could have been charged if paragraph 4 of subsection 5(6) of the Act had not been in force at the time the by-law was passed.

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 12-24 is hereby amended as follows:
 - A. The Capital Cost Definition in Section 1 is deleted, and the following definition is substituted, therefore:



“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;

- i. To acquire land or an interest in land, including a leasehold interest;
- ii. To improve land;
- iii. To acquire, lease, construct, or improve buildings and structures;
- iv. To acquire, construct or improve facilities including:
 - a. Furniture and equipment other than computer equipment;
 - b. Materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, r.s.o. 1990, c. P.44*; and
 - c. Rolling stock with an estimated useful life of seven years or more, and;
- v. To undertake studies in connection with any of the matters referred to under clauses (i) to (iv);
- vi. To undertake the development charges background study; and
- vii. Interest on money borrowed for those expenditures under clauses (i) to (iv)

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



Appendix B

Amending By-laws for Formal Amendment



City of Richmond Hill

By-law Number 112-24

Being a By-Law To Amend By-Law 6-24, Respecting City-wide Development Charges for Engineering Services and Growth Studies, as Amended

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 6-24 on March 27, 2024;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas a development charges background update study has been completed in accordance with the Act;

And Whereas the update study and proposed amending By-law were made available to the public on XX day of XX, 2024;

And Whereas the Council of the City of Richmond Hill has given notice and held a public meeting on the XX day of XX, 2024 in accordance with the Act and the regulations thereto;

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 6-24 is hereby amended as follows:
 - A. Revise the wording in section 3.21 related to the redevelopment credit as follows:
 - 3.21 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a demolition permit (or other applicable permit as the case may be) for a building or structure was issued within forty-eight (48) months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in



part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a. In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.16 and of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- b. In the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.17 by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

B. Section 3.26 is hereby repealed, and substituted with the following:

Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within the timing set out in the Act, the development charges under subsections 3.16 and 3.17 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest in accordance with the City’s Development Charges Interest Policy. Where both planning applications apply, development charges under subsections 3.16 and 3.17 shall be calculated on the rates, including interest in accordance with the City’s Development Charges Interest Policy, payable on the anniversary date each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.



2. Except as amended by this by-law, all provisions of By-law 6-24, as amended are and shall remain in full force and effect.

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



City of Richmond Hill

By-law Number 113-24

Being a By-Law To Amend By-Law 7-24, Respecting City-wide Development Charges for Public Works, as Amended

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 7-24 on March 27, 2024;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas a development charges background update study has been completed in accordance with the Act;

And Whereas the update study and proposed amending By-law were made available to the public on XX day of XX, 2024;

And Whereas the Council of the City of Richmond Hill has given notice and held a public meeting on the XX day of XX, 2024 in accordance with the Act and the regulations thereto;

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 7-24 is hereby amended as follows:
 - A. Revise the wording in section 3.21 related to the redevelopment credit as follows:
 - 3.21 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a demolition permit (or other applicable permit as the case may be) for a building or structure was issued within forty-eight (48) months prior to the date of payment of development charges in



regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a. In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.16 and of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- b. In the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.17 by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

B. Section 3.26 is hereby repealed, and substituted with the following:

Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within the timing set out in the Act, the development charges under subsections 3.16 and 3.17 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest in accordance with the City’s Development Charges Interest Policy. Where both planning applications apply, development charges under subsections 3.16 and 3.17 shall be calculated on the rates, including interest in accordance with the City’s Development Charges Interest Policy, payable on the anniversary date



each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.

2. Except as amended by this by-law, all provisions of By-law 7-24, as amended are and shall remain in full force and effect.

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



City of Richmond Hill

By-law Number 114-24

Being a By-Law To Amend By-Law 8-24, Respecting City-wide Development Charges for Fire Protection Services, as Amended

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 8-24 on March 27, 2024;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas a development charges background update study has been completed in accordance with the Act;

And Whereas the update study and proposed amending By-law were made available to the public on XX day of XX, 2024;

And Whereas the Council of the City of Richmond Hill has given notice and held a public meeting on the XX day of XX, 2024 in accordance with the Act and the regulations thereto;

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 8-24 is hereby amended as follows:
 - A. Revise the wording in section 3.21 related to the redevelopment credit as follows:
 - 3.21 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a demolition permit (or other applicable permit as the case may be) for a building or structure was issued within forty-eight (48) months prior to the date of payment of development charges in



regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a. In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.16 and of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- b. In the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.17 by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

A. Section 3.26 is hereby repealed, and substituted with the following:

Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within the timing set out in the Act, the development charges under subsections 3.16 and 3.17 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest in accordance with the City’s Development Charges Interest Policy. Where both planning applications apply, development charges under subsections 3.16 and 3.17 shall be calculated on the rates, including interest in accordance with the City’s Development Charges Interest Policy, payable on the anniversary date



each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.

2. Except as amended by this by-law, all provisions of By-law 8-24, as amended are and shall remain in full force and effect.

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



City of Richmond Hill

By-law Number 115-24

Being a By-Law To Amend By-Law 9-24, Respecting City-wide Development Charges for Parks and Recreation Services, as Amended

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 9-24 on March 27, 2024;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas a development charges background update study has been completed in accordance with the Act;

And Whereas the update study and proposed amending By-law were made available to the public on XX day of XX, 2024;

And Whereas the Council of the City of Richmond Hill has given notice and held a public meeting on the XX day of XX, 2024 in accordance with the Act and the regulations thereto;

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 9-24 is hereby amended as follows:
 - A. Revise the wording in section 3.21 related to the redevelopment credit as follows:
 - 3.21 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a demolition permit (or other applicable permit as the case may be) for a building or structure was issued within forty-eight (48) months prior to the date of payment of development charges in



regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a. In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.16 and of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- b. In the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.17 by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

B. Section 3.26 is hereby repealed, and substituted with the following:

Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within the timing set out in the Act, the development charges under subsections 3.16 and 3.17 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest in accordance with the City’s Development Charges Interest Policy. Where both planning applications apply, development charges under subsections 3.16 and 3.17 shall be calculated on the rates, including interest in accordance with the City’s Development Charges Interest Policy, payable on the anniversary date



each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.

2. Except as amended by this by-law, all provisions of By-law 9-24, as amended are and shall remain in full force and effect.

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



City of Richmond Hill

By-law Number 116-24

Being a By-Law To Amend By-Law 10-24, Respecting City-wide Development Charges for Library Services, as Amended

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 10-24 on March 27, 2024;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas a development charges background update study has been completed in accordance with the Act;

And Whereas the update study and proposed amending By-law were made available to the public on XX day of XX, 2024;

And Whereas the Council of the City of Richmond Hill has given notice and held a public meeting on the XX day of XX, 2024 in accordance with the Act and the regulations thereto;

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 10-24 is hereby amended as follows:
 - A. Revise the wording in section 3.21 related to the redevelopment credit as follows:
 - 3.21 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a demolition permit (or other applicable permit as the case may be) for a building or structure was issued within forty-eight (48) months prior to the date of payment of development charges in



regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a. In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.16 and of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- b. In the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.17 by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

B. Section 3.26 is hereby repealed, and substituted with the following:

Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within the timing set out in the Act, the development charges under subsections 3.16 and 3.17 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest in accordance with the City’s Development Charges Interest Policy. Where both planning applications apply, development charges under subsections 3.16 and 3.17 shall be calculated on the rates, including interest in accordance with the City’s Development Charges Interest Policy, payable on the anniversary date



each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.

2. Except as amended by this by-law, all provisions of By-law 10-24, as amended are and shall remain in full force and effect.

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



City of Richmond Hill

By-law Number 117-24

Being a By-Law To Amend By-Law 11-24, Respecting Development Charges for the Bayview North East Development Area, as Amended

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 11-24 on March 27, 2024;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas a development charges background update study has been completed in accordance with the Act;

And Whereas the update study and proposed amending By-law were made available to the public on XX day of XX, 2024;

And Whereas the Council of the City of Richmond Hill has given notice and held a public meeting on the XX day of XX, 2024 in accordance with the Act and the regulations thereto;

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 11-24 is hereby amended as follows:

A. Section 6.3 is hereby repealed, and substituted with the following:

Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within the timing set out in the Act, the development charges under subsections 3.16 and 3.17 shall be calculated on the rates set out in



Schedule “B” on the date of the planning application, including interest in accordance with the City’s Development Charges Interest Policy. Where both planning applications apply, development charges under subsections 3.16 and 3.17 shall be calculated on the rates, including interest in accordance with the City’s Development Charges Interest Policy, payable on the anniversary date each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.

B. Revise the wording in section 11.1 related to the redevelopment credit as follows:

3.21 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a demolition permit (or other applicable permit as the case may be) for a building or structure was issued within forty-eight (48) months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a. In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.16 and of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- b. In the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.17 by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts



shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

2. Except as amended by this by-law, all provisions of By-law 11-24, as amended are and shall remain in full force and effect.

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



City of Richmond Hill

By-law Number 118-24

Being a By-Law To Amend By-Law 12-24, Respecting Development Charges for the Headford Excluding Storm Development Area, as Amended

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas the Council of the Corporation of the City of Richmond Hill (the "Council") enacted and passed By-law 12-24 on March 27, 2024;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas a development charges background update study has been completed in accordance with the Act;

And Whereas the update study and proposed amending By-law were made available to the public on XX day of XX, 2024;

And Whereas the Council of the City of Richmond Hill has given notice and held a public meeting on the XX day of XX, 2024 in accordance with the Act and the regulations thereto;

Now therefore the Council of the Corporation of the City of Richmond Hill hereby enacts as follows:

1. By-law 12-24 is hereby amended as follows:
 - A. Section 6.3 is hereby repealed, and substituted with the following:

Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within the timing set out in the Act, the development charges under subsections 3.16 and 3.17 shall be calculated on the rates set out in



Schedule “B” on the date of the planning application, including interest in accordance with the City’s Development Charges Interest Policy. Where both planning applications apply, development charges under subsections 3.16 and 3.17 shall be calculated on the rates, including interest in accordance with the City’s Development Charges Interest Policy, payable on the anniversary date each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.

B. Revise the wording in section 11.1 related to the redevelopment credit as follows:

3.21 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a demolition permit (or other applicable permit as the case may be) for a building or structure was issued within forty-eight (48) months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a. In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.16 and of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- b. In the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.17 by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts



shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

2. Except as amended by this by-law, all provisions of By-law 12-24, as amended are and shall remain in full force and effect.

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____