

The Corporation of the City of Richmond Hill

By-Law 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 September 11th, 2024, Council approved Report SRCFS.24.033 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 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;

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- 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 105-24;
- F. Replace Schedule “B” to By-law No. 6-24 with Schedule “B” to this amending by-law 105-24;
- G. Replace Schedule “C” to By-law No. 6-24 with Schedule “C” to this amending by-law 105-24;

Passed this 11TH day of September, 2024.

David West
Mayor

Stephen M.A. Huycke
City 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 RETAIL 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