

The Corporation of the City of Richmond Hill

By-Law 118-24

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 4th day of September, 2024;

And Whereas the Council of the City of Richmond Hill has given notice and held a public meeting on the 8th day of October, 2024 in accordance with the Act and the regulations thereto;

Now Therefore The Council Of The Corporation Of The City Of Richmond Hill 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A. Section 6.3 is hereby repealed, and substituted with the following: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

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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.

Passed this 13TH day of November, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk