

ORIGINAL

The Corporation of the Town of Innisfil

By-Law No. 094-24

A By-law of The Corporation of the Town of Innisfil to amend By-law 096-23, a by-law to impose development charges for the recovery of growth-related capital costs related to Town-wide General Services.

Whereas subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c. 27, (the "Act"), as amended, authorizes 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 arising from the development of the area to which the by-law applies; and

Whereas the Council of the Town of Innisfil, on November 8, 2023, enacted by-law 096-23 to impose development charges against and;

Whereas Bill 185, Cutting Red Tape to Build More Homes Act, 2024, upon Royal Assent, made certain amendments to the Act, including to subsection 5(3) that added the costs of certain studies as eligible capital costs; and

Whereas section 19 of the Act was also amended to provide for amendments to be made to a development charges by-law; and

Whereas subsection 19 (1.2) of the Act was added to permit 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, including the process to provide notice; and

Whereas on November 13, 2024, the Council of the Town approved Staff Report DSR-151-24 thereby indicating that it intends to include Development-Related Studies costs, pursuant to paragraphs 5 and 6 of subsection 5 (3) of the Act, within the development charge calculation.

Now Therefore, Council of The Corporation of the Town of Innisfil enacts as follows:

1. That By-law 096-23 is hereby amended as follows:
 - a. Schedule "A" is deleted and replaced with Schedule "A" attached hereto.
2. That this by-law shall come into force and effect on the date of passage.
3. That, except as amended by this By-law, all provisions of by-law 096-23 are and shall remain in full force and effect.

Passed this 13th day of November 2024



Lynn Dollin, Mayor



Patty Thoma, Clerk

Schedule "A"
Fully Calculated Residential and Non-Residential Development Charges

Service	Residential Charge By Unit Type				Non-Residential per m2	
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	Industrial	Non-Industrial
Library Board	\$2,618	\$2,101	\$1,559	\$1,169	\$0.00	\$0.00
Fire Services	\$2,958	\$2,374	\$1,761	\$1,321	\$10.17	\$20.41
Police Services	\$847	\$680	\$504	\$378	\$3.24	\$8.97
Parks And Recreation	\$18,227	\$14,625	\$10,851	\$8,138	\$0.00	\$0.00
Services Related To A Highway: Public Works	\$1,848	\$1,483	\$1,100	\$825	\$6.34	\$13.13
Municipal Fleet	\$2,139	\$1,716	\$1,273	\$955	\$7.35	\$14.75
By-Law Services	\$18	\$15	\$11	\$8	\$0.06	\$0.13
Development-Related Studies	\$819	\$657	\$488	\$366	\$2.80	\$5.60
Subtotal Town-wide General Services	\$29,474	\$23,651	\$17,547	\$13,160	\$29.96	\$62.99
Services Related To A Highway: Roads And Related	\$25,037	\$20,090	\$14,905	\$11,179	\$89.37	\$163.94
Total Town-Wide Services	\$54,511	\$43,741	\$32,452	\$24,339	\$119.33	\$226.92