

**THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE**

**BY-LAW NUMBER 2024-089-FI**

BEING A BY-LAW to amend By-law 2023-147-FI, being a By-law to establish development charges for the Corporation of the Town of Whitchurch-Stouffville Fire Protection Services

**WHEREAS** 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; and

**WHEREAS** a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and

**WHEREAS** Council followed all requirements as laid out in the Act and adopted By-law 2023-147-FI on December 6, 2023; and

**WHEREAS** Council deems it appropriate to amend By-law 2023-147-FI as a result of the *Cutting Red Tape to Build More Homes Act, 2024*; and

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:**

1. That By-law 2023-147-FI be amended by removing Section 6 - Mandatory Phase-In as noted below in its entirety and all section numbering thereafter be updated accordingly:

**6. MANDATORY PHASE-IN**

6.1 The amount of the Development Charges described in Schedule B to this bylaw shall be reduced as follows, in accordance with section 5(6) of the Act, subject to indexing as per section 5.1 herein:

(a) the first year that the by-law is in force - no more than 80 percent of the maximum Development Charge that could otherwise be charged;

(b) the second year that the by-law is in force - no more than 85 percent of the maximum Development Charge that could otherwise be charged;

(c) the third year that the by-law is in force - no more than 90 percent of the maximum Development Charge that could otherwise be charged;

(d) the fourth year that the by-law is in force - no more than 95 percent of the maximum Development Charge that could otherwise be charged; and

(e) the fifth to tenth years that the by-law is in force - 100 percent of the maximum Development Charge will be imposed.

2. That this by-law come into force and effect on the date of enactment.

READ a first and second time this 26<sup>th</sup> day of June, 2024.

READ a third time and passed this 26<sup>th</sup> day of June, 2024.

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Iain Lovatt, Mayor

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Becky Jamieson, Clerk