

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2024-137-FI

BEING A BY-LAW to reinstate growth studies as an eligible capital cost recovered through development charges and to amend By-law 2023-149-FI

WHEREAS Council for the Town of Whitchurch-Stouffville enacted Town of Whitchurch-Stouffville By-law 2023-149-FI for the Town of Whitchurch-Stouffville, on December 6, 2023; and

WHEREAS Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, provides that minor amendments to the Development Charges By-law are permitted without the statutory public process; and

WHEREAS a development charge background study, entitled “Town of Whitchurch-Stouffville Development Charges Update Study” (the “Update Study”) prepared by Watson & Associates Economists Ltd. (“Watson”) and dated November 12, 2024, has been completed in support of the proposed amendment; and

WHEREAS at the meeting held on November 20, 2024, Council approved the Update Study.

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

1. Delete the title and replace it with the following:

BEING A BY-LAW to establish development charges for the Corporation of the Town of Whitchurch-Stouffville Provincial Offences Act, including By-law Enforcement Services, and Growth-related Studies (class of service)

2. Delete the definition of “Capital Costs” and replace it with the below:

“Capital Cost” shall mean 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,

- a) to acquire land or an interest in land, including a leasehold interest,
- b) to improve land,
- c) to acquire, lease construct or improve buildings and structures,
- d) to acquire, construct or improve facilities including,
 - i. furniture and equipment other than computer equipment, and
 - ii. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*; and
 - iii. rolling stock with an estimated useful life of seven years or more, and
- e) interest on money borrowed to pay for costs in (a) to (d);

- f) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study.
3. Delete the definition of “Service” and replace it with the below:
- “Service” means a service/class of service defined in Section 2.1 of this By-law, and “services shall have a corresponding meaning;”
4. Update Section 2.1 to add the below:
- (b) Growth-related Studies (class of service)
5. Delete Schedule “A” and replace with Schedule “A” attached to this by-law.
6. Delete Schedule “B” and replace with Schedule “B” attached to this by-law.
7. That this By-law shall come into force and effect on the 20th day of November 2024; and
8. That By-law 2023-149-FI is hereby amended.

READ a first and second time this 20th day of November 2024.

READ a third time and passed this 20th day of November 2024.

Iain Lovatt, Mayor

Becky Jamieson, Clerk

Schedule A

**TO BY-LAW DESIGNATED MUNICIPAL SERVICES/CLASS OF SERVICES
UNDER THIS BY-LAW**

Town-wide Services/Class of Services

1. Provincial Offences Act, including By-law Enforcement Services
2. Growth-Related Studies (Class of Service)

Schedule B

TOWN OF WHITCHURCH-STOUFFVILLE SCHEDULE OF DEVELOPMENT CHARGES

Town-Wide Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Provincial Offences Act including By-Law Enforcement	10	8	7	5	3	-
Growth-Related Studies	2,169	1,784	1,432	981	731	0.50
Total	\$2,179	\$1,792	\$1,439	\$986	\$734	\$0.50