

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2017-XX

BEING A BY-LAW TO AMEND BY-LAW NO. 2014-51, AS AMENDED (Development Charges – Indoor Recreation Services)

WHEREAS the *Development Charges Act, 1997*, Chapter 27 (the “Act”) authorizes Council to pass By-laws for the imposition of Development Charges against land;

AND WHEREAS Council enacted By-law No. 2014-51, as amended, to provide Development Charges for the Township of Severn;

AND WHEREAS the Township has undertaken a study pursuant to the Act which has identified updated capital costs for inclusion in the Township’s Development Charges;

AND WHEREAS Council has before it a report entitled “Township of Severn Development Charges Update Study – Indoor Recreation Services” prepared by Watson & Associates Economists Ltd., dated February 2, 2017 (the “Update Study”);

AND WHEREAS the Update Study and proposed amending By-law were made available to the public on March 3, 2017 and Council gave notice to the public pursuant to Section 12 of the Act;

AND WHEREAS on April 5, 2017 Council held a Public Meeting pursuant to Section 12 of the Act at which Council considered the study and written and oral submissions from the public;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SEVERN HEREBY ENACTS AS FOLLOWS:

1. That By-law No. 2014-51, as amended, is further amended as follows:
 - a) Schedule “B” is deleted in its entirety and Schedule “A” attached hereto and forming part of the By-law is inserted therein; and
 - b) Section 3.13 is deleted in its entirety and the following inserted therein:

Development Charges imposed under this By-law for fire, library, parks, recreation and administration are calculated, payable and collected upon issuance of the first building permit for the development; the development charges for services related to a highway, other transportation services, water and wastewater are calculated, payable and collected at the time of Subdivision Agreement with respect to each dwelling unit, building or structure.

2. That this By-law shall come into force and effect on the date of passing.
3. Except as amended by this By-law, all provisions of By-law No. 2014-51 are and shall remain in full force and effect.
4. That By-law Nos. 2015-82 and 2015-60 be and they are hereby repealed.

By-law read a first and second time this day of May, 2017.

By-law read a third time and finally passed this day of May, 2017.

CORPORATION OF THE TOWNSHIP OF SEVERN

MAYOR

CLERK

SCHEDULE "A" TO BY-LAW NO. 2017-XX

Schedule "B" to By-law No. 2014-51, as amended

SERVICE	Residential				Non Residential
	Single & Semi-Detached Dwelling	Apartments 2 Bedroom+	Apartments Bachelor & 1 Bedroom	Other Multiples	(per sq.f. of Gross Floor Area)
Municipal Wide Services					
Roads and Related	\$3,112	\$2,097	\$1,488	\$2,808	\$2.22
Other Transportation Services	294	198	141	265	0.20
Fire Protection Services	722	487	345	651	0.47
Outdoor Recreation Services	1645	1109	787	1484	0.43
Indoor Recreation Services	642	433	307	579	0.17
Library Services	133	90	64	120	0.03
Administration	210	142	100	189	0.13
Septage & Hauled Treatment	85	57	41	77	0.04
Total Municipal Wide Services	\$6,625	\$4,466	\$3,169	\$5,977	\$3.63
AREA SPECIFIC SERVICES					
Westshore					
Wastewater Services	\$9,533	\$6,424	\$4,559	\$8,600	\$2.99
Water Services	\$877	\$591	\$419	\$791	\$0.28
Total Westshore	\$10,410	\$7,015	\$4,978	\$9,391	\$3.27
Coldwater					
Wastewater Services	\$4,886	\$3,293	\$2,337	\$4,048	\$3.01
Severn Estates					
Water Services	\$12,500				