

# The Corporation of the Township of Huron-Kinloss



## BY-LAW No.

**2024 - 103**

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### Being a By-Law with respect to the imposition of Development Charges for the Township of Huron-Kinloss

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**WHEREAS** Section 2 (1) of the Development Charges Act, 1997 S.O. 1997, c. 27, authorizes the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of land would increase the need for municipal services as designated in the by-law;

**AND WHEREAS** the Township of Huron-Kinloss has completed a Development Charges Background Study in accordance with Section 10 of the Development Charges Act, 1997;

**AND WHEREAS** the Council has given notice of its intention to pass a By-Law and held a public meeting on October 16, 2024 in accordance with Section 12 of the Development Charges Act, 1997:

**NOW THEREFORE** the Council of The Corporation of the Township of Huron-Kinloss **ENACTS** as follows;

#### 1. DEFINITIONS

In this By-Law,

- 1.1. Accessory use means where used to describe a use, building, or structure that the use building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure.
- 1.2. Act means the *Development Charges Act, 1997, c. 27, as amended*.
- 1.3. Affordable residential unit means a residential unit that meets the criteria set out in subsection 4.1 of the Act.
- 1.4. Agreement means a contract between the Municipality and an owner of land and any amendment thereto.
- 1.5. Agricultural use means the cultivation of land, the production of crops and the selling of such products on the premises, and the breeding and care of livestock and the selling of such livestock or the product of such livestock raised on the premises, and without limiting the generality of the foregoing includes aviaries, apiaries, fish farming, animal husbandry, and the raising and harvesting of field, bush, or tree crops, market gardening, nurseries and greenhouses. However, "agricultural use" does not include facilities for the permanent or temporary housing of persons employed on the lot.
- 1.6. Ancillary residential building means a residential building or structure that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling.
- 1.7. Apartment unit means any residential unit within a building containing four or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor and is not a special care/special dwelling unit.

- 1.8. Apartment Building means the whole of a structure that contains four or more dwelling units which units have a common entrance from street level and are served by a common corridor and the occupant of which have the right to use in common the corridors, stairs, elevators, yards or one or more of them, and Apartment shall mean one such unit located within an apartment building.
- 1.9. Attainable residential unit means a residential unit that meets the criteria set out in subsection 4.1 of the Act.
- 1.10. Average level of service means the average level of service in the Township for the fifteen (15) years immediately preceding the preparation of the background study.
- 1.11. Background study means the study required prior to passage of this by-law of the increases in services, and the capital costs associated therewith, projected as a result of development.
- 1.12. A bedroom means a habitable room larger than 7 square metres, including a den, study or similar area, but does not include a living room, dining room or kitchen.
- 1.13. Benefiting area means an area defined by map, plan, or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service.
- 1.14. Board of Education means a board defined in s.s. 1 (1) of the *Education Act*.
- 1.15. Bona fide farm uses means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation.
- 1.16. Capital costs means costs incurred or proposed to be incurred by the Corporation or a local board thereof directly or under an agreement;
  - 1.16.1. costs to acquire land or an interest in land, including the capital component of costs to acquire a leasehold interest;
  - 1.16.2. costs to improve land;
  - 1.16.3. costs to acquire, lease, construct or improve buildings and structures;
  - 1.16.4. costs to acquire, lease, construct or improve facilities including;
    - 1.16.4.1. rolling stock with an estimated useful life of seven years or more, and
    - 1.16.4.2. furniture and equipment, other than computer equipment.
  - 1.16.5. costs to undertake studies in connection with any of the matters referred to in paragraphs 1.16.1 to 1.16.4
  - 1.16.6. costs of the development charge background study, and
  - 1.16.7. interest on money borrowed to pay for costs described in paragraphs 1.16.1 to 1.16.4.
- 1.17. Class means a grouping of services combined to create a single service for the purposes of this by-law and as provided in Section 7 of the Act.
- 1.18. Commercial means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses.
- 1.19. Corporation means the Corporation of the Township of Huron-Kinloss.
- 1.20. Council means the Council of the Corporation of the Township of Huron-Kinloss.
- 1.21. Developer means a person who undertakes development or redevelopment.
- 1.22. Development which includes redevelopment, means:

- 1.22.1. the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure, including alterations to the interior, that has the effect of changing the size or usability thereof, and includes all enlargement of existing development which creates new dwelling units; and redevelopment has a corresponding meaning; and/or
- 1.22.2. property that is being that is being divided by either a Plan of Subdivision or by Consent within the meaning of the Planning Act.
- 1.23. Development charge means a charge imposed for increased capital costs required because of increased need for service arising from development of the area to which this By-Law applies.
- 1.24. A dwelling means a building, occupied or designed to be occupied exclusively as a home, residence or sleeping place by one or more persons.
- 1.25. A dwelling, multiple means all dwellings other than a single detached dwelling, a semi-detached dwelling, an apartment, or a multiple occupancy residential retirement/senior citizens/nursing type home.
- 1.26. A dwelling, semi-detached or row means a residential building, which contains a single dwelling unit, that has one or two vertical walls, but no other parts, attached to other buildings.
- 1.27. A dwelling, single detached means a residential building, which contains a single dwelling unit that is not attached to other buildings.
- 1.28. A dwelling unit means one or more habitable rooms occupied or designed to be occupied by an individual or family as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such individual or family, with a private entrance from outside the building or from a common hallway or stairway inside the building.
- 1.29. Existing means the number, use and size that existed as of the date this by-law was passed.
- 1.30. Farm building means that part of a bona fide farming operation that is located upon land which is assessed and used for farm purposes encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use.
- 1.31. Finlay St. Service Area means the lands fronting on the north and south sides of the Finlay Street road allowance, that are not connected to the Ripley sewage collection or water distribution systems.
- 1.32. Floor above ground level means any floor, the entire area of which is located below the lowest level at which the land upon which the building or structure stands abuts any land.
- 1.33. Floor below ground level means any floor the entire area of which is located below the lowest level at which the land upon which the building or structure stands abuts any land.
- 1.34. A front-end payment means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this By-Law, to cover the capital costs of the services designated in the agreement that are required to enable land to be developed within the Corporation.
- 1.35. Grade means the average level of finished ground adjoining a building or structure at all exterior walls.
- 1.36. Gross floor area means
- 1.36.1. in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

- 1.36.2. in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
- 1.36.2.1. a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
  - 1.36.2.2. loading facilities above or below grade; and
  - 1.36.2.3. a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use.
- 1.37. Industrial means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club.
- 1.38. Institutional development means development of a building or structure, or portions thereof, intended for use:
- 1.38.1. as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*.
  - 1.38.2. as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*.
  - 1.38.3. by any of the following post-secondary institutions for the objects of the institution:
    - 1.38.3.1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
    - 1.38.3.2. a college or university federated or affiliated with a university described in subclause (i) or
    - 1.38.3.3. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*.
  - 1.38.4. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - 1.38.5. as a hospice to provide end of life care.
- 1.39. Lawfully existing means a building:
- 1.39.1. that is not prohibited by a by-law passed under Section 34 of the *Planning Act*, or a predecessor of that section; or
  - 1.39.2. that is a legal non-conforming use; or
  - 1.39.3. that is allowed by a minor variance authorized under Section 45 of the *Planning Act*, or a predecessor of that section.
- 1.40. A local board means a public utility commission, transportation commission, public library board, board of park management, board of health, police service board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the Corporation or any part or parts thereof, but does not include a board as defined in subsection 1(1) of the Education Act
- 1.41. Lakeshore Area includes the lands west of Highway 21 in the former Huron Township in the service area for the Lake Huron Shoreline Water System.

- 1.42. Local services means those services, facilities or things which are under the jurisdiction of the Township of Huron-Kinloss and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act, R. S. O. 1990, Chap. P. 13*, as amended, or any successor thereof.
- 1.43. Lucknow Settlement Area includes all properties within the boundaries of the Lucknow Urban Area and any properties outside of Lucknow Urban Area that are:
- 1.43.1. created by consent or
  - 1.43.2. created by Plan of Subdivision or Condominium or
  - 1.43.3. governed by Site Plan Control or
  - 1.43.4. are existing lots of record
- and that are allowed to connect to the existing water system or the existing sanitary sewer system or the existing storm water drainage system of the Township.
- 1.44. Minister means the Minister of Municipal Affairs and Housing.
- 1.45. Mixed-use means land, building or structures used or designed or intended for a combination of non-residential use and residential use.
- 1.46. Mobile home means a dwelling unit that is designed to be mobile, and constructed or manufactured to provide a permanent or seasonal residence for one or more persons but does not include a trailer or tent trailer. A mobile home shall be distinguished from other forms of prefabricated transportable housing by reason of a design which permits and features ready transfer from place to place.
- 1.47. Multi-unit means all dwellings other than single detached, semi-detached, apartment and special care dwellings and special dwelling units.
- 1.48. Non-profit housing development means development of a building or structure intended for use as residential premises by:
- 1.48.1. a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
  - 1.48.2. a corporation without share capital to which the *Canada Not-for-Profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
  - 1.48.3. a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, or any successor legislation.
- 1.49. Non-residential use means a building or structure of any kind whatsoever used designed, or intended to be used for other than a residential use.
- 1.50. OLT means the Ontario Land Tribunal.
- 1.51. Owner means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed.
- 1.52. Place of worship means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act, R.S.O. 1990 Chap. A.31*, as amended, or any successor thereof.
- 1.53. Prescribed index means the price index as prescribed in O. Reg. 82/98.
- 1.54. Redevelopment means the construction, erection or placing of one or more buildings on land where all or part of a building on such land has been previously demolished or changing the use of all or part of a building from a residential purpose to a non-residential purpose or from a non-residential purpose to a residential purpose, or changing all or part of a building from one form of residential development to another form of residential development or from one form of non-residential development to another form of non-residential development.

- 1.55. Rental housing means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.
- 1.56. Residential dwelling means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers, or boarding, lodging or rooming houses.
- 1.57. Residential development means land, buildings or portions thereof used, designed, or intended to be used as living accommodations for one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment unit dwelling, a mobile home, a park model trailer, a special care/special need dwelling, an ancillary residential building, and the residential portion of a mixed-use building and "residential use" and "residential purpose" has the same meaning.
- 1.58. Residential retirement/senior citizens/nursing type home refers to a residentially zoned dwelling that may contain, in addition to dwelling units, bedrooms for the use of residents, which do not have separate, individual culinary and/or sanitary facilities for the exclusive use of the residents.
- 1.59. Ripley Settlement Area includes all properties within the boundaries of the Ripley Urban Area and any properties outside of Ripley Urban Area that are:
  - 1.59.1. created by consent or
  - 1.59.2. created by Plan of Subdivision or Condominium or
  - 1.59.3. governed by Site Plan Control or
  - 1.59.4. are existing lots of record

and that are allowed to connect to the existing water system or the existing sanitary sewer system or the existing storm water drainage system of the Township.
- 1.60. Rowhouse means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit.
- 1.61. Rural-Huron includes the lands in the former Huron Township not in the Water Supply Master Plan Area.
- 1.62. Rural-Kinloss includes all the lands in the former Kinloss Township.
- 1.63. Services means those services designated in section 9 of this By-Law.
- 1.64. Treasurer means the treasurer for the Corporation of the Township of Huron-Kinloss.

## 2. APPLICATION

- 2.1. This By-Law applies to all lands in the geographic area of the Corporation. Different charges shall apply to development of land within the Ripley Settlement Area, the Lucknow Settlement Area, the former Township of Kinloss, the former Township of Huron, the Lakeshore Area, and Finlay St. Service Area.
- 2.2. This By-Law does not apply to land that is owned by and used for the purposes of,
  - 2.2.1. a board of education;
  - 2.2.2. the Corporation or any local board thereof;
  - 2.2.3. the Corporation of the County of Bruce or any local board thereof;
  - 2.2.4. The Crown in Right of Ontario or the Crown in Right of Canada.
- 2.3. No development charge under section 3.2 is payable where the development;
  - 2.3.1. is an enlargement of an existing dwelling unit;

- 2.3.2. a second residential unit in an existing detached house, semi-detached house or rowhouse, if all buildings and structures ancillary to the existing dwelling contain no more than one residential unit.
  - 2.3.3. a third residential unit in an existing detached house, semi-detached house, or rowhouse, if no buildings and structures ancillary to the existing dwelling contains any residential units.
  - 2.3.4. one residential unit in a building or structure ancillary to an existing detached, semi-detached or rowhouse, if the existing dwelling contains no more than two residential units and no other buildings or structures ancillary to the dwelling contain any residential units.
  - 2.3.5. a second residential unit in a new detached house, semi-detached house or rowhouse, if all buildings and structures ancillary to the existing dwelling contain no more than one residential unit.
  - 2.3.6. a third residential unit in a new detached house, semi-detached house, or rowhouse, if no buildings and structures ancillary to the existing dwelling contains any residential units.
  - 2.3.7. one residential unit in a building or structure ancillary to a new detached, semi-detached or rowhouse, if the existing dwelling contains no more than two residential units and no other buildings or structures ancillary to the dwelling contain any residential units.
  - 2.3.8. the creation of additional dwelling units equal to the greater of one or 1 % of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building.
  - 2.3.9. is a bona fide non-residential farm building.
  - 2.3.10. is for commercial, industrial or institutional uses.
  - 2.3.11. Is for buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act.
  - 2.3.12. Is for non-profit housing development.
  - 2.3.13. Is for affordable housing units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning).
  - 2.3.14. Is for affordable residential units and attainable residential units.
- 2.4. Subject to section 3, development charges shall be imposed upon and shall be applied, calculated and collected in accordance with the provisions of this By-Law on all lands, buildings or structures that are developed for residential uses if the development requires:
- 2.4.1. the passing of a zoning by-law or of an amendment thereto under Section 34 of the Planning Act,
  - 2.4.2. the approval of a minor variance under Section 45 of the Planning Act,
  - 2.4.3. a conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act applies,
  - 2.4.4. the approval of a plan of subdivision under Section 51 of the Planning Act,
  - 2.4.5. a consent under Section 53 of the Planning Act,
  - 2.4.6. the approval of a description under Section 50 of the Condominium Act, or
  - 2.4.7. the issuing of a permit under the Building Code Act, 1992, in relation to a building or structure.

all lots of record shall pay a development charge upon issuance of a building permit, where no development charge or lot levy has previously been collected for that lot.

- 2.5. Section 3.2 shall not apply in respect of,
  - 2.5.1. those services, relating to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act; and
  - 2.5.2. those services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act.

### **3. RATES AND CALCULATIONS**

- 3.1. Development charges against designated lands within the Corporation which is to be developed shall be based upon the following designated services provided by the Corporation:
  - 3.1.1. sanitary sewage services
  - 3.1.2. water services
  - 3.1.3. stormwater services;
  - 3.1.4. road services;
  - 3.1.5. fire protection;
  - 3.1.6. parks and recreation services;
  - 3.1.7. septage services
  - 3.1.8. administration
- 3.2. Subject to the provisions of this Part and this By-Law, development charges imposed upon designated lands within the Corporation which is to be developed shall be calculated and collected at the rates set out in Schedule 'A' attached hereto.
- 3.3. Notwithstanding any other provision of this By-law, the Development Charges payable for residential housing developments, as defined in the Act, will be reduced based on the number of bedrooms in each unit as follows:
  - 3.3.1. Three or more bedrooms – 25% reduction;
  - 3.3.2. Two bedrooms – 20% reduction; and
  - 3.3.3. All other bedroom quantities – 15% reduction.
- 3.4. Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years 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 same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by 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 Section 3.2 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use.
- 3.5. In the case of the demolition of all or part of a building or structure associated with a development on a singular and certain parcel of land a credit shall be allowed against the development charges otherwise payable, provided a demolition permit for a residential building or structure has been issued and not revoked, and a building permit issued for the redevelopment within 5 years from the date the demolition permit for the residential building or structure was issued.
- 3.6. Development charges imposed under this By-law are calculated, payable, and collected on the date a building permit is issued in respect of the building or structure for which the owner has made a building permit application, unless the development charge is to be paid at a different time under Section 26 or Section 26.1 of the Act, or is to be paid or has been paid at a different time under an agreement pursuant to Section 27 of the Act.



- 3.7. Notwithstanding section 3.6, development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent instalment, including interest calculated in accordance with the Development Charge Act.
- 3.8. 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 two years of building permit issuance, the development charges under section 12 shall be calculated on the rates set out in Schedule A on the date of the planning application, including interest as per the Development Charge Act. Where both planning applications apply, development charges under section 3.2 shall be calculated on the rates, including interest as provided in the Development Charge Act, payable on the anniversary date each year thereafter, set out in Schedule A on the date of the later planning application, including interest.
- 3.9. Despite sections 3.6 to 3.8, Council from time to time, and at any time, may enter into an agreement with an owner to provide for the payment in full of development charges before building permit issuance or later than the issuing of a building permit, in accordance with section 27 of the Act.

#### **4. COMPLAINTS**

- 4.1. An owner may complain in writing to the Council in respect of the development charge imposed by the Corporation that,
  - 4.1.1. the amount of the development charge was incorrectly determined;
  - 4.1.2. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined;
  - 4.1.3. there was an error in the application of this By-Law.
- 4.2. A complaint may not be made under section 4.1 later than 90 days after the day the development charge, or any part of it, is payable.
- 4.3. The complaint must be in writing, must state the complainant's name, the address where notices can be given to the complainant and the reasons for the complaint.
- 4.4. The Council shall hold a hearing into the complaint and shall give the complainant an opportunity to make representation at the hearing.
- 4.5. The Clerk of the Corporation shall mail a notice of the hearing to the complainant at least fourteen (14) days before the hearing.
- 4.6. Council may
  - 4.6.1. dismiss the complaint; or
  - 4.6.2. rectify any incorrect determination or error that was the subject of the complaint.
- 4.7. The Clerk of the Corporation shall mail to the complainant a notice of the Council's decision and of the last day for appealing the decision, which shall be the day that is forty (40) days after the day the decision is made. The notice required under this section must be mailed not later than twenty (20) days after the day the Council's decision is made.

#### **5. CREDITS**

- 5.1. The Corporation shall give a person a credit towards the development charge in accordance with the agreement if the person performs work that relates to a service to which a development charge by-law relates.
- 5.2. The amount of the credit is the reasonable cost of doing the work as agreed by the Corporation and the person who is to be given the credit.
- 5.3. No credit may be given for any part of the cost of the work that relates to an increase in the level of service that exceeds the average level of service.

- 5.4. A credit, or any part of it, may be given before the work for which the credit is given is completed.
- 5.5. A credit given in exchange for work done is a credit only in relation to the service to which the work relates.
- 5.6. If the work relates to more than one service, the credit for the work must be allocated, in the manner agreed by the Corporation, among the services to which the work relates.
- 5.7. The Corporation may agree that a credit given be in relation to another service to which this By-Law applies.
- 5.8. The Corporation may agree to change a credit so that it relates to another service to which this By-Law relates
- 5.9. A Credit may not be transferred unless the holder and person to whom the credit is to be transferred have agreed in writing to the transfer, and the Corporation has agreed to the transfer, either in the agreement under which the holder was given the credit or subsequently.
- 5.10. The transfer of a credit is not effective until the Corporation transfers it.
- 5.11. The Corporation shall transfer a credit upon being requested to do so by the holder, the person to whom the credit is to be transferred or the agent of either of them and being given proof that the conditions in section 5.1 are satisfied.
- 5.12. A credit that relates to a service may be used only with respect to that part of a development charge that relates to the service.
- 5.13. A credit may only be used by the holder or the holder's agent.

## **6. INDEXING OF CHARGE**

- 6.1. Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, commencing on January 1, 2026 and annually thereafter, in accordance with the prescribed index in the Act.

## **7. ADMINISTRATION**

- 7.1. A certified copy of this by-law may be registered against the land to which it applies.
- 7.2. Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
- 7.3. This By-Law shall be administered by Council.
- 7.4. This By-Law shall come into force and effect on January 1, 2025.
- 7.5. This By-Law shall continue in force and effect for a period not to exceed ten (10) years from the date of its enactment, unless it is repealed at an earlier date by subsequent by-law.
- 7.6. This By-law repeals By-law No. 2019-133 and 2024-88.
- 7.7. This By-Law may be cited as the "Development Charges By-Law".

**READ a FIRST and SECOND TIME** this 18<sup>th</sup> day of November, 2024.

**READ a THIRD TIME and FINALLY PASSED** this 18<sup>th</sup> day of November, 2024.

Original signed by Don Murray

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Mayor

Original signed by Jennifer White

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Clerk

Schedule "A" to Development Charges By-law  
By-Law 2024 - 103

**Township of Huron-Kinloss Development Charges**

| <b>Lucknow</b>       | Single & Semi Detached (per unit) | Multi-Unit (per unit) | Apartment, 2 or more bedroom (per unit) | Apartment, 1 bedroom or bachelor (per unit) | Residential Nursing/ Retirement (1 person per bedroom) |
|----------------------|-----------------------------------|-----------------------|---|---|--|
| Parks and Recreation | 782                               | 479                   | 415                                     | 379   | 303  |
| Administration       | 408                               | 250                   | 216                                     | 198   | 158  |
| Sanitary Sewage      | 134                               | 82                    | 71                                      | 65  | 52   |
| Water                | 3,119                             | 1,910                 | 1,656                                   | 1,511                                       | 1,209  |
| Stormwater           | -                                 | -                     | -                                       | -   | -  |
| Roads                | -                                 | -                     | -                                       | -   | -  |
| Fire                 | 436                               | 267                   | 232                                     | 211   | 169  |
| Septage              | -                                 | -                     | -                                       | -   | -  |
| <b>Total</b>         | <b>4,879</b>                      | <b>2,988</b>          | <b>2,590</b>                            | <b>2,364</b>                                | <b>1,891</b>   |

| <b>Ripley</b>        | Single & Semi Detached (per unit) | Multi-Unit (per unit) | Apartment, 2 or more bedroom (per unit) | Apartment, 1 bedroom or bachelor (per unit) | Residential Nursing/ Retirement (1 person per bedroom) |
|----------------------|-----------------------------------|-----------------------|---|---|--|
| Parks and Recreation | 782                               | 479                   | 415                                     | 379   | 303  |
| Administration       | 408                               | 250                   | 216                                     | 198   | 158  |
| Sanitary Sewage      | 1,148                             | 703                   | 610                                     | 556   | 445  |
| Water                | 3,142                             | 1,924                 | 1,669                                   | 1,523                                       | 1,218  |
| Stormwater           | -                                 | -                     | -                                       | -   | -  |
| Roads                | -                                 | -                     | -                                       | -   | -  |
| Fire                 | 116                               | 71                    | 62                                      | 56  | 45   |
| Septage              | -                                 | -                     | -                                       | -   | -  |
| <b>Total</b>         | <b>5,596</b>                      | <b>3,427</b>          | <b>2,972</b>                            | <b>2,712</b>                                | <b>2,169</b>   |

| <b>Finlay St.</b>    | Single & Semi Detached (per unit) | Multi-Unit (per unit) | Apartment, 2 or more bedroom (per unit) | Apartment, 1 bedroom or bachelor (per unit) | Residential Nursing/ Retirement (1 person per bedroom) |
|----------------------|-----------------------------------|-----------------------|---|---|--|
| Parks and Recreation | 782                               | 479                   | 415                                     | 379   | 303  |
| Administration       | 408                               | 250                   | 216                                     | 198   | 158  |
| Sanitary Sewage      | 11,845                            | 7,254                 | 6,290                                   | 5,739                                       | 4,591  |
| Water                | 17,836                            | 10,923                | 9,471                                   | 8,641                                       | 6,913  |
| Stormwater           | 7,861                             | 4,814                 | 4,174                                   | 3,809                                       | 3,047  |
| Roads                | 23,256                            | 14,242                | 12,349                                  | 11,268                                      | 9,014  |
| Fire                 | 116                               | 71                    | 62                                      | 56  | 45   |
| Septage              | -                                 | -                     | -                                       | -   | -  |
| <b>Total</b>         | <b>62,104</b>                     | <b>38,033</b>         | <b>32,977</b>                           | <b>30,090</b>                               | <b>24,071</b>  |

| <b>Lakeshore</b>     | Single & Semi Detached (per unit) | Multi-Unit (per unit) | Apartment, 2 or more bedroom (per unit) | Apartment, 1 bedroom or bachelor (per unit) | Residential Nursing/ Retirement (1 person per bedroom) |
|----------------------|-----------------------------------|-----------------------|---|---|--|
| Parks and Recreation | 782                               | 479                   | 415                                     | 379   | 303  |
| Administration       | 408                               | 250                   | 216                                     | 198   | 158  |
| Sanitary Sewage      | -                                 | -                     | -                                       | -   | -  |
| Water                | 3,780                             | 2,315                 | 2,007                                   | 1,831                                       | 1,465  |
| Stormwater           | -                                 | -                     | -                                       | -   | -  |
| Roads                | -                                 | -                     | -                                       | -   | -  |
| Fire                 | 116                               | 71                    | 62                                      | 56  | 45   |
| Septage              | 36                                | 22                    | 19                                      | 18  | 14   |
| <b>Total</b>         | <b>5,122</b>                      | <b>3,137</b>          | <b>2,719</b>                            | <b>2,482</b>                                | <b>1,985</b>   |

| <b>Huron</b>         | Single & Semi Detached (per unit) | Multi-Unit (per unit) | Apartment, 2 or more bedroom (per unit) | Apartment, 1 bedroom or bachelor (per unit) | Residential Nursing/ Retirement (1 person per bedroom) |
|----------------------|-----------------------------------|-----------------------|---|---|--|
| Parks and Recreation | 782                               | 479                   | 415                                     | 379   | 303  |
| Administration       | 408                               | 250                   | 216                                     | 198   | 158  |
| Sanitary Sewage      | -                                 | -                     | -                                       | -   | -  |
| Water                | -                                 | -                     | -                                       | -   | -  |
| Stormwater           | -                                 | -                     | -                                       | -   | -  |
| Roads                | -                                 | -                     | -                                       | -   | -  |
| Fire                 | 116                               | 71                    | 62                                      | 56  | 45   |
| Septage              | 36                                | 22                    | 19                                      | 18  | 14   |
| <b>Total</b>         | <b>1,342</b>                      | <b>822</b>            | <b>712</b>                              | <b>651</b>                                  | <b>520</b>   |

| <b>Kinloss</b>       | Single & Semi Detached (per unit) | Multi-Unit (per unit) | Apartment, 2 or more bedroom (per unit) | Apartment, 1 bedroom or bachelor (per unit) | Residential Nursing/ Retirement (1 person per bedroom) |
|----------------------|-----------------------------------|-----------------------|---|---|--|
| Parks and Recreation | 782                               | 479                   | 415                                     | 379   | 303  |
| Administration       | 408                               | 250                   | 216                                     | 198   | 158  |
| Sanitary Sewage      | -                                 | -                     | -                                       | -   | -  |
| Water                | -                                 | -                     | -                                       | -   | -  |
| Stormwater           | -                                 | -                     | -                                       | -   | -  |
| Roads                | -                                 | -                     | -                                       | -   | -  |
| Fire                 | 436                               | 267                   | 232                                     | 211   | 169  |
| Septage              | 36                                | 22                    | 19                                      | 18  | 14   |
| <b>Total</b>         | <b>1,662</b>                      | <b>1,018</b>          | <b>882</b>                              | <b>806</b>                                  | <b>644</b>   |

**NOTES TO SCHEDULE "A"**

1. There is a 70% reduction in the development charge for dedicated seniors care facilities (Lodge homes)
2. The component of the Development Charge for water service in the Lakeshore Area and the component for sanitary sewage service in the Ripley Settlement Area, shall not be assessed against, or collected from, the development of a property which has been previously assessed a Major Facilities Charge under a water rate by-law, or a frontage charge under a sewer rate by-law, of the former Township of Huron, or of the former Village of Ripley, unless;
  - a) the use of the property is being intensified by means of development as that term is defined in this By-Law
  - b) the property is being redeveloped by a plan of subdivision or by consent within the meaning of the Planning Act.
3. Lakeshore Area is defined as that area of the former Township of Huron which is included in the service area of the Lake Huron Shoreline Water System.
4. Rural Huron is defined as the area of the former Township of Huron excluding the area of the former Village of Ripley and the area within the service area of the Lake Huron Shoreline Water System.
5. Rural Kinloss is defined as the area of the former Kinloss Township.
6. Finlay St. Service Area is defined as the lands fronting on the north and south sides of the Finlay Street road allowance, that are not connected to the Ripley sewage collection or water distribution systems.