

The Corporation of the Town of Pelham

By-law #4149(2019)

Being a By-Law to Amend By-Law 4023(2018), respecting Development Charges

Whereas the Town of Pelham enacted By-law 4023(2018) pursuant to the Development Charges Act, 1997, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

And Whereas the Town has undertaken a study pursuant to the Act which has provided updated definitions and an updated Schedule B to By-law 4023(2018);

And Whereas Council has before it a report entitled “Town of Pelham 2019 Development Charges Update Study” prepared by Watson & Associates Economists 3r

And Whereas the update study and proposed amending by-law were made available to the public on May 30, 2019 and Council gave notice to the public pursuant to section 12 of the Act.

And Whereas Council, on July 8, 2019 held a meeting open to the public, 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 TOWN OF PELHAM HEREBY ENACTS AS FOLLOWS:

1. By-law 4023(2018) is hereby amended as follows:
 - a) Revision of Farm Building to the definitions in section 1 (17), as follows:
 - (17) Farm building” means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use and excludes marijuana production facilities.”
 - b) Revision of Marijuana production facilities to the definitions in section 1 (26), as follows:
 - (26) “Marijuana production facilities” means a building used, designed or intended for growth, producing, processing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the Marihuana for Medical Purposes Regulations, SOR/2013-119, under the Controlled Drugs and Substances Act, S.C. 1996, c.19”
 - c) Schedule “B” is deleted and the attached Schedule “B” is substituted therefore.
2. This by-law shall come into force on the day it is enacted.
3. Except as amended by this by-law, all provisions of By-law 4023(2018), as amended, are and shall remain in full force and effect.

By-law read a first and second time this 3rd day of September, 2019.

By-law read a third time and finally passed this 3rd day of September, 2019.

Corporation of the Town of Pelham

Marvin Junkin, Mayor

Nancy J. Bozzato, Town Clerk

Schedule "B"
Schedule of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per ft² of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	9,330	6,647	6,388	3,906	3,191	5.21
Fire Protection Services	349	249	239	146	119	0.19
Outdoor Recreation Services	1,697	1,209	1,162	710	580	0.23
Indoor Recreation Services	1,884	1,342	1,290	789	644	0.26
Library Services	563	401	385	236	193	0.08
Administration	678	483	464	284	232	0.39
Total Municipal Wide Services	14,501	10,331	9,928	6,071	4,959	6.36
Urban Services:						
Wastewater Services	2,762	1,968	1,891	1,156	945	1.90
Water Services	1,165	830	798	488	398	0.80
Total Urban Services	3,927	2,798	2,689	1,644	1,343	2.70
GRAND TOTAL RURAL AREA	14,501	10,331	9,928	6,071	4,959	6.36
GRAND TOTAL URBAN AREA	18,428	13,129	12,617	7,715	6,302	9.06