

# CORPORATION OF THE VILLAGE OF CASSELMAN

## BY-LAW NUMBER: 2006-168

Being a By-law to Amend By-law No. 99-707 to Establish Development Charges.

**WHEREAS** the Village has and is projected to experience growth through development and redevelopment of land, which will increase the need for services to be provided by the Village;

**AND WHEREAS** Council wishes to ensure that the capital cost of meeting growth-related demands for services do not place a financial burden upon the Village's existing taxpayers, but also that new taxpayers bear no more than the net capital cost attributable to providing the eligible services;

**AND WHEREAS** Section 2 of the *Development Charges Act*, S. O. 1997, c. 27 (hereinafter called the "Development Charges Act") enables Council to pass By-laws for the imposition of development charges against land within the municipality if the development or redevelopment of land would increase the need for services;

**AND WHEREAS** the Village has prepared a Development Charge Background Study pursuant to Section 10 of the *Development Charges Act*;

**AND WHEREAS** Council, pursuant to Section 12 of the *Development Charges Act* and Section 9 of Ontario Regulation 82/98, gave Notice on March 22, 2006 in Le Reflet and March 17, 2006 in the Prescott-Russell News of a Public Meeting to consider the passing of a Development Charges By-law, made available two weeks before and at the Public Meeting, the proposed By-law and Study to enable the public to understand generally the development charges proposal, held the Public Meeting on April 18, 2006 and heard representations from all persons who applied to be heard, whether in objection to or in support of the proposed By-law;

**AND WHEREAS** Council, having reviewed the Development Charge Background Study and the proposed By-law, and having considered all of the representations made at the Public Meeting, directed that this By-law be enacted.

**NOW THEREFORE**, the Council of the Corporation of the Village of Casselman enacts as follows:

### 1. Short Title

1.1 That this By-law shall be known as the "Development Charges By-law."

### 2. Definitions

2.1 For the purposes of this By-law, the definitions of By-law No. 99-707 shall apply.

**3. Schedules of Development Charges**

- 3.1 Subject to the provisions of this By-law, development charges against lands shall be calculated and collected in accordance with the base rates set out in Schedules "B-1" to "B-3," which relate to the eligible services set out in Schedule "A".
- 3.2 The development charge with respect to the use of any land, building or structure shall be calculated based on Sections 3.2 and 3.3 of By-law No. 99-707.

**4. Other Provisions**

- 4.1 Sections 4.0, 5.0, 6.0, 7.0, 8.0, 10.0, 11.0, 12.0, 13.0, 14.0, 15.0, 16.0, 17.0 and 18.0 of By-law No. 99-707 apply.

**5. Service Level Standards**

- 5.1 The 10-year average levels of service and increases for each eligible service the municipality intends met are those contained in the Development Charges Background Study dated, March 2006 by J.L. Richards & Associates Limited, the municipality's most recent capital budget and forecast, and Council's previous approvals of capital projects.

**6. Schedules to the By-law**

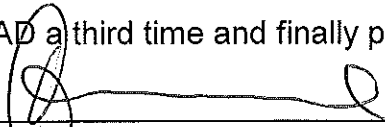
- 6.1 The following Schedules to this By-law form an integral part of this By-law:  
  
Schedule "A" - Designated Municipal Services and Service Components  
Thereunder Schedule "B-1" to "B-3" - Schedule of Development Charges.

**7. Date By-law Effective and Term**

- 7.1 This By-law shall come into force and effect on July 1<sup>st</sup> , 2006.
- 7.2 This By-law shall continue in force and effect for a term not to exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

READ a first and second time this 25<sup>th</sup> day of April 2006.

READ a third time and finally passed this 25<sup>th</sup> day of April 2006.

  
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Conrad Lamadeleine, Mayor

  
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Gilles Lortie, A.M.C.T., Clerk

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**SCHEDULE "A"**

**DESIGNATED MUNICIPAL SERVICES AND SERVICE COMPONENTS THEREUNDER**

CATEGORIES OF MUNICIPAL SERVICE	SERVICE COMPONENTS	APPLICABLE TO THIS BY-LAW	
		Residential	Non-Residential
1. Administration	1.1 Capital Growth Studies	X	X
2. Public Works	2.1 Public Works Garage 2.2 Equipment & Furniture 2.3 Unlicensed Vehicles 2.4 Licensed Vehicles	X X X X	X X X X
3. Transportation	3.1 Road Upgrades 3.2 Streetlights	X X	X X
4. Fire Protection	4.1 Fire Station 4.2 Equipment & Contents 4.3 Vehicles	X X X	X X X
5. Recreation	5.1 Arena 5.2 Equipment & Facilities	X X	
6. Library	6.1 Library Facilities 6.2 Equipment & Contents 6.3 Books & Materials	X X X	

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**SCHEDULE "B-1"**

**CORPORATION OF THE VILLAGE OF CASSELMAN**

**SCHEDULE OF DEVELOPMENT CHARGES BY SERVICE CATEGORY**

	Municipal Service	Per Capita Development Charge	Non-Residential Development Charge
1.	<u>Administrative</u>	<u>\$31.68</u>	<u>\$0.0596</u>
	Debt - Town Hall	\$0.00	\$0.0000
	Debt - Waste disposal studies	\$0.00	\$0.0000
	Capital Growth studies	\$31.68	\$0.0596
2.	<u>Public Works</u>	<u>\$98.03</u>	<u>\$0.1844</u>
	Public Works Garage	\$20.58	\$0.0387
	Equipment & Furniture	\$4.43	\$0.0083
	Unlicensed Vehicles	\$11.92	\$0.0224
	Licensed Vehicles	\$61.12	\$0.1149
3.	<u>Transportation</u>	<u>\$626.72</u>	<u>\$1.1790</u>
	Road Upgrades	\$607.74	\$1.1430
	Traffic Signalization	\$0.00	\$0.0000
	Sidewalks	\$0.00	\$0.0000
	Street Lights	\$19.13	\$0.0003
4.	<u>Fire Protection</u>	<u>\$115.55</u>	<u>\$0.2174</u>
	Fire Station	\$24.20	\$0.0455
	Equipment & Contents	\$12.01	\$0.0226
	Vehicles	\$79.37	\$0.1493
5.	<u>Recreation</u>	<u>\$29.96</u>	-
	Arena	\$16.69	-
	Equipment & Facilities	\$13.27	-
6.	<u>Library</u>	<u>\$31.07</u>	-
	Library Building	\$27.21	-
	Equipment & Contents	\$0.62	-
	Books & Materials	\$3.25	-
	<b>TOTAL:</b>	<b>\$933.01</b>	<b>\$1.6404</b>

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**SCHEDULE "B-2"**

**CORPORATION OF THE VILLAGE OF CASSELMAN**

**SCHEDULE OF DEVELOPMENT CHARGES BY TYPE OF DWELLING UNIT**

Type of Unit	Persons per DU	Development Charge per Unit
Single detached or attached dwelling	3	\$2,799.00
Semi-detached / Duplex	2.8	\$2,612.00
Row Dwelling / Townhouse	2.4	\$2,239.00

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**SCHEDULE "B-3"**

**Village of Casselman**

**Schedule of Development Charges for Non-residential Uses of Land,  
Buildings or Structures**

TOTAL BUILDING SIZE	(1) FOR THE FIRST 2,500 S.F.	(2) FOR THE NEXT 2,500 S.F. BEYOND (1)	(3) FOR THE NEXT 25,000 S.F. BEYOND (1 & 2)	(4) FOR THE NEXT 25,000 S.F. BEYOND (1,2&3)	(5) FOR ANY ADDITIONAL S.F. BEYOND (1,2,3&4)
0-2,500 S.F.	\$1.6404	-	-	-	-
2,501-5,000 S.F.	\$1.6404	\$0.8000	-	-	-
5,001-30,000 S.F.	\$1.6404	\$0.8000	\$0.4000	-	-
30,001-55,000 S.F.	\$1.6404	\$0.8000	\$0.4000	\$0.2000	-
55,001 S.F.+	\$1.6404	\$0.8000	\$0.4000	\$0.2000	\$0.15000