

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW 91 - 2024

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### Being a By-law to amend By-law 4-2023, being a By-law to establish development charges for the Town of Kingsville

**WHEREAS** Section 2 of the *Development Charges Act, 1997*, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

**AND WHEREAS** Section 19 of the Act provides for amendments to be made to development charges by-laws;

**AND WHEREAS** Subsection 19(1.3) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19(1) of the Act to be followed;

**AND WHEREAS** the Council of The Corporation of the Town of Kingsville enacted and passed By-law 4-2023 on January 25, 2023;

**AND WHEREAS** the Council of The Corporation of the Town of Kingsville deems it expedient and necessary to amend By-law 4-2023;

### **NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE HEREBY ENACTS AS FOLLOWS:**

1. That By-law 4-2024 be hereby amended as follows:

1.1 That the "capital cost" definition in Section 1 be deleted, and the following definition is substituted, therefore:

"capital cost" means costs incurred or proposed to be incurred by the Town or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board;

- i. To acquire land or an interest in land, including a leasehold interest;
- ii. To improve land;
- iii. To acquire, lease, construct, or improve buildings and structures;
- iv. To acquire, construct or improve facilities including:
  - a. Furniture and equipment other than computer equipment;
  - b. Materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R.S.O. 1990, c. P.44*; and
  - c. Rolling stock with an estimated useful life of seven years or more, and;
- v. To undertake studies in connection with any of the matters referred to under clauses (i) to (iv);
- vi. To undertake the development charges background study; and

vii. Interest on money borrowed for those expenditures under clauses (i) to (iv)

1.2 That the words “growth studies” be added to Section 2.1 such that the revised section will read as follows:

“The categories of services/classes of services for which development charges are imposed under this By-law are as follows:

- (a) Services Related to a Highway;
- (b) Policing Services;
- (c) Parks and Recreation Services;
- (d) Library Services;
- (e) Growth Studies;
- (f) Wastewater Services; and
- (g) Water Services.”

1.3 That Section 3.17 be hereby repealed.

1.4 That Schedule “A” of By-law 4-2023 be deleted and replaced with Schedule “A” as appended hereto.

1.5 That Schedule “B” of By-law 4-2023 be deleted and replaced with Schedule “B” as appended hereto.

2. This By-law comes into force and takes effect on January 30, 2025.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
25<sup>th</sup> DAY OF NOVEMBER, 2024.**

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**MAYOR, Dennis Rogers**

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**ACTING CLERK, Angela Toole**

## **Schedule "A" to By-law 4-2023**

Components of Services and Classes of Services  
Designated in Subsection 2.1

### **Development Charge Eligible Services and Classes of Services**

Wastewater Services

Water Services

Services Related to a Highway

Roads, Bridges and Culverts

Traffic Signals

Sidewalks

Streetlights

Public Works Facilities

Public Works Fleet

Policing Services

Police Stations

Fire Protection

Fire Stations

Fire Pumpers, Aerials, Tankers and Rescue Vehicles

Fire Small Equipment and Gear

Parks and Recreation Services

Parkland Development, Amenities, and Trails

Recreation Facilities

Vehicles and Equipment

Library Services

Public Library Space

Growth Studies

Growth Studies

**Schedule "B" to By-law 4-2023**

Schedule of Development Charges

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Boarding, Lodging, and Rooming House*(per capita)	Industrial, Commercial & Institutional (per sq.ft.)	Greenhouses (per sq.ft.)	Wind Turbine (per unit)
<b>Municipal Wide Services/Class of Service:</b>									
Services Related to a Highway	6,036	4,324	4,103	2,888	2,293	2,085	2.777	0.108	6,036
Policing Services	213	153	145	102	81	74	0.098	0.004	213
Parks and Recreation Services	2,341	1,677	1,591	1,120	889	809	0.117	0.004	-
Library Services	412	295	280	197	157	142	0.020	0.001	-
Growth Studies	389	279	264	186	148	134	0.174	0.007	389
<b>Total Municipal Wide Services/Class of Services</b>	<b>9,391</b>	<b>6,728</b>	<b>6,383</b>	<b>4,493</b>	<b>3,568</b>	<b>3,244</b>	<b>3.186</b>	<b>0.124</b>	<b>6,638</b>
<b>Urban Services</b>									
Wastewater Services	5,202	3,727	3,536	2,489	1,977	1,797	2.355	0.092	-
Water Services	3,078	2,205	2,092	1,473	1,170	1,063	1.424	0.055	-
<b>Total Urban Services</b>	<b>8,280</b>	<b>5,932</b>	<b>5,628</b>	<b>3,962</b>	<b>3,147</b>	<b>2,860</b>	<b>3.779</b>	<b>0.147</b>	<b>-</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>9,391</b>	<b>6,728</b>	<b>6,383</b>	<b>4,493</b>	<b>3,568</b>	<b>3,244</b>	<b>3.186</b>	<b>0.124</b>	<b>6,638</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>17,671</b>	<b>12,660</b>	<b>12,011</b>	<b>8,455</b>	<b>6,715</b>	<b>6,104</b>	<b>6.965</b>	<b>0.271</b>	<b>6,638</b>