

CITY OF OTTAWA

BY-LAW NO. 2017-175

**BEING A BY-LAW OF
THE CITY OF OTTAWA
TO AMEND BY-LAW 2014-229
RESPECTING DEVELOPMENT CHARGES**

WHEREAS the City of Ottawa enacted By-law 2014-229 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the “Act”), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

AND WHEREAS the Smart Growth for Our Communities Act, 2015, Statutes of Ontario, Chapter 26, amended the *Development Charges Act* to provide for certain amendments pertaining to a municipality’s authority to impose development charges relating to Transit services;

AND WHEREAS Section 19 of the *Development Charges Act* provides for amendments to a development charges by-law;

AND WHEREAS Council has before it a report entitled “Development Charges Amendment Background Study: Transit and Roads and Related Services” prepared by Hemson Consulting Ltd., dated March 24, 2017 (the “update study”);

AND WHEREAS the update study was made available to the public and Council gave notice to the public and Planning Committee held a meeting pursuant to section 12 of the Act on May 09, 2017, prior to which the update study and the proposed development charge by-law amendment were made available to the public in accordance with the *Development Charges Act* and Planning Committee heard comments and representations from all persons who applied to be heard (the “public meeting”);

AND WHEREAS Council at its meeting held on May 24, 2017 approved the Study and determined that no further public meeting was required under Section 12 of the *Development Charges Act*;

**NOW THEREFORE THE COUNCIL OF THE CITY OF OTTAWA HEREBY ENACTS
AS FOLLOWS:**

1. By-law 2014-229, as amended, is hereby further amended as follows:

(a) The following definition is added to section 1 of the by-law:

“derelict building” means a building or structure that is vacant, neglected, poorly maintained and unsuitable for occupancy

(b) The definition of “residential use” in section 1 is amended by adding “but excludes a hotel or motel use” to the end of the definition.

(c) The expression “5(5)” in subsection 6(1) is repealed and the expression “5(6)” is substituted therefore.

(d) The following clause is added to section 7:

(j.1) Unserviced storage structures with a dirt floor and being less than 2,400 square feet in area.

(e) Subsection 9(1) is amended by adding the following immediately after the expression “structure” in the third line:

“, other than a derelict building,”

(f) Subsection 9(2) is amended by adding the following immediately after the expression “structure” in the third line:

“, other than a derelict building,”

(g) Subsection 9(3) is amended by adding the following immediately after the expression “building” in the second line:

“, other than a derelict building,”

(h) The following subsection is inserted as subsection 18(4):

18(4) The development charge components for Public Transit and Roads & Related Services as enacted by By-law 2017-175 will be subject to indexing commencing August 1, 2017.

2(1) The lines in By-law 2014-229, Schedule “B”, as amended, identified as “Public Transit” and “Roads & Related Services” and the respective totals in the following tables are repealed:

- (i) Inside the Greenbelt (Area #1) table Effective October 1, 2014, inclusive of the line “Total Inside the Greenbelt”;
- (ii) Outside the Greenbelt (Area #2) table Effective October 1, 2014, inclusive of the line “Total Outside the Greenbelt”;
- (iii) Rural Serviced (Area #3 Part) table Effective October 1, 2014, inclusive of the line “Total Rural Serviced” and
- (iv) Rural Unserviced (Area #3 Part) table Effective October 1, 2014, inclusive of the line “Total Rural Unserviced”.

(2) The lines in By-law 2014-229, Schedule “C”, as amended, identified as “Public Transit” and “Roads & Related Services” and the total in the following table are repealed:

- (i) City-Wide, Table Effective October 1, 2014, inclusive of the line “Total”.

(3) The following table is added to By-law 2014-229, Schedule “B”, as amended, under the heading “Inside the Greenbelt (Area #1) following the table entitled “Effective October 1, 2014):

Additional Development Charge Amounts Effective May 25, 2017

Service Category	Singles and Semi-detached (\$ per unit)	Apartment Dwelling, Back to Back & Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment Dwelling (less than 2 bedrooms) (\$ per unit)	Multiple, Row and Mobile Dwelling (\$ per unit)
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Area 1				
Inside the Greenbelt				
Roads & Related Services	\$7,350	\$4,330	\$3,186	\$5,755
Public Transit	\$8,397	\$4,575	\$3,369	\$6,335

(4) The following table is added to By-law 2014-229, Schedule “B”, as amended under the heading “Outside the Greenbelt (Area #2) following the table entitled “Effective October 1, 2014):

Additional Development Charge Amounts Effective May 25, 2017:

Service Category	Singles and Semi-detached (\$ per unit)	Apartment Dwelling, Back to Back & Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment Dwelling (less than 2 bedrooms) (\$ per unit)	Multiple, Row and Mobile Dwelling (\$ per unit)
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Area 2				
Outside the Greenbelt				
Roads & Related Services	\$10,182	\$5,381	\$3,977	\$7,661
Public Transit	\$8,397	\$4,575	\$3,369	\$6,335

(5) The following table is added to By-law 2014-229, Schedule "B", as amended under the heading "Rural Serviced (Area #3 Part) following the table entitled "Effective October 1, 2014":

Additional Development Charge Amounts Effective May 25, 2017:

Service Category	Singles and Semi-detached (\$ per unit)	Apartment Dwelling, Back to Back & Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment Dwelling (less than 2 bedrooms) (\$ per unit)	Multiple, Row and Mobile Dwelling (\$ per unit)
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Area 3				
Rural-Serviced				
Roads & Related Services	\$7,143	\$4,099	\$3,020	\$4,645
Public Transit	\$8,397	\$4,575	\$3,369	\$6,335

(6) The following table is added to By-law 2014-229, Schedule "B", as amended under the heading "Rural Unserviced (Area #3 Part) following the table entitled "Effective October 1, 2014":

Additional Development Charge Amounts Effective May 25, 2017:

Service Category	Singles and Semi-detached (\$ per unit)	Apartment Dwelling, Back to Back & Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment Dwelling (less than 2 bedrooms) (\$ per unit)	Multiple, Row and Mobile Dwelling (\$ per unit)
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Area 3				
Rural-Unserved				
Roads & Related Services	\$7,143	\$4,099	\$3,020	\$4,645
Public Transit	\$8,397	\$4,575	\$3,369	\$6,335

(7) The following table is added to By-law 2014-229, Schedule "c", as amended under the heading "City-Wide" following the table entitled "Effective October 1, 2014":

Additional Development Charge Amounts Effective May 25, 2017

Service Category	Non-Industrial Use (\$ per sq.ft.)	Industrial Use (\$ per sq.ft.)
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Area 1, 2 & 3		
City-wide		
Roads & Related Services	\$7.79	\$3.65
Public Transit	\$8.47	\$3.32

3. This by-law shall come into force on May 25, 2017.
4. Except as amended by this By-law, all provisions of By-law 2014-229, as amended, shall remain in full force and effect.

Enacted and passed this 24th day of May, 2017.

Mayor

City Clerk

