

BY-LAW NO. 2026 -

A by-law of the City of Ottawa to amend By-law 2024-218, the Development Charges By-law, 2024.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the Development Charges Act, 1997, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the Development Charges Act, 1997;

AND WHEREAS Council has reviewed all matters required to be considered under the Development Charges Act, 1997 and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the Development Charges Act, 1997;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2024 and wishes to adopt an amending by-law for the imposition of development charges for an area in the City benefiting from a Communal Drinking Water and Wastewater System;

THEREFORE the Council of the City of Ottawa enacts as follows:

1. Section 8 of the Development Charges By-law, being By-law 2024-218, as amended (the "Development Charges By-law"), is further amended by adding thereto the following subsection:
 - (6.1) A development charge in respect of the Shadow Ridge and Lakeland Meadows Communal Drinking Water and Wastewater Systems is imposed in accordance with Schedule "S" against the land identified in Schedule "T".
2. The Development Charges By-law, section 18 is amended by adding thereto the following subsection:
 - (1.4) The development charge imposed by subsection 8(6.1) shall be indexed in accordance with this subsection (1.2) commencing April 1, 2027.

3. The Development Charges By-law is further amended by the addition of Schedules “A” and “B” to this by-law as Schedules “S” and “T” respectively to the Development Charges By-law.
4. The Development Charges By-law, section 17 is amended by adding thereto the following subsection:
 - (19) The development charges imposed by this by-law for Shadow Ridge and Lakeland Meadows Communal Drinking Water and Wastewater Systems purposes shall be paid into the Shadow Ridge and Lakeland Meadows Communal Drinking Water and Wastewater Systems Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Shadow Ridge and Lakeland Meadows Communal Drinking Water and Wastewater Systems purposes shall be deemed to be in respect of a single service.
5. This by-law may be cited as the Shadow Ridge and Lakeland Meadows Communal Drinking Water and Wastewater Systems Development Charges By-law.

ENACTED AND PASSED this 11th day of February 2026.

CITY CLERK

MAYOR

SCHEDULE "A"

SCHEDULE "S" to By-law 2024-218, as amended

	Residential Charge By Unit Type				
	Single and Semi- Detached Dwelling	Multiple, Row and Mobile Dwelling	Apartment Dwelling, Back to Back and Stacked Townhomes (2+ bedrooms)	Apartment (less than 2 bedrooms)	Dwelling Room
	\$55,423	\$41,915	\$38,339	\$25,824	\$19,865

SCHEDULE "B"

SCHEDULE "T" to By-law 2024-218, as amended

