



BEING A BY-LAW TO AMEND DEVELOPMENT CHARGE BY-LAW 001-2022

WHEREAS the Town of Cobourg passed by-law 001-2022 on January 4, 2022 pursuant to the Development Charges Act, 1997, c. 27 ("The Act"), which authorizes Council to pass by-laws for the imposition of development charges against land; and

WHEREAS section 19 of the Act allows for amendments to development charge by-laws to be made; and

WHEREAS a development charge background study, entitled "2021 Development Charges Update Study", prepared by Watson & Associates Economists Ltd. and dated January 24, 2025, has been completed as an update to the Town of Cobourg 2021 Development Charges Background Study, dated November 5, 2021 and in support of the proposed amendment and made available to the public; and

WHEREAS the Council of The Corporation of the Town of Cobourg has given notice of and held a public meeting on in accordance with the Act and the regulations thereto.

NOW THEREFORE BE IT RESOLVED THAT THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF COBOURG ENACTS AS FOLLOWS:

1. That By-law 001-2022 is hereby amended by:
 - 1.1 The definition for "Non-Profit Housing" within section 1.1 is deleted and replaced with the following:

"non-profit housing development" means the development of a building or structure intended for use as a residential premises and developed by,

 - (a) a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing,
 - (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing, or
 - (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, 2022, c. 21, Sched.
 - 1.2 Section 3.5 is deleted and replaced with the following:

Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

 - (a) The enlargement of an existing dwelling unit;
 - (b) a second residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and

structures ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling cumulatively contain no more than one residential dwelling unit;

(c) a third residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;

(d) one residential dwelling unit in a building or structure ancillary to an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land, if the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains no more than two residential dwelling units and no other building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;

(e) in an existing rental residential building, which contains four or more residential dwelling units, the creation of the greater of one residential dwelling unit or one per cent of the existing residential dwelling units.

- 1.3 Section 3.6 is repealed
- 1.4 Section 3.7 is repealed
- 1.5 Section 3.8 is repealed
- 1.6 The following subsections are added to section 3.10:
 - (b) Affordable residential units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning);
 - (c) Affordable and attainable residential units as follows:
 - (i) As of the date on which section 4.1 of the Act is proclaimed into force, affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act shall be exempt from Development Charges
 - (ii) As of the date on which subsection 4.1 (4) of the Act is proclaimed into force, attainable residential units that meet the criteria set out in subsection 4.1 (4) of the Act shall be exempt from Development Charges
 - (d) The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - (i) Three or more bedrooms - 25% reduction;
 - (ii) Two bedrooms - 20% reduction; and
 - (iii) All other bedroom quantities - 15% reduction
- 1.7 Section 3.17 is repealed

1.8 Section 3.18 is deleted and replaced with the following:

Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time before building permit issuance, the Development Charges under Sections 3.15 and 3.16 shall be calculated on the rates set out in Schedule "A" on the date the planning application was made, including interest. Where both planning applications apply, Development Charges under Sections 3.15 and 3.16 shall be calculated on the rates, including interest, set out in Schedule "A" on the date the later planning application was made, including interest.

- 1.9 Schedule A is deleted and replaced it with Schedule A attached hereto.
2. Except as amended by this By-law, all provisions of By-law 001-2022 are and shall remain in full force and effect.
3. This By-law shall come into force on the day it is enacted.

READ and finally passed in Open Council this xxth day of month, 202x.

"Lucas Cleveland"

Lucas Cleveland, Mayor

"Brent Larmer"

Brent Larmer, Clerk

SCHEDULE “A”
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	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Fire Services	1,007	804	701	515	458	0.59
Police Services	1,117	891	777	571	508	0.65
Transportation Services	15,967	12,746	11,115	8,165	7,261	9.46
Transit Services	-	-	-	-	-	-
Parks and Recreation	9,163	7,315	6,379	4,686	4,167	1.28
Library Services	1,794	1,432	1,249	917	816	0.26
Growth-Related Studies	67	53	46	34	30	0.06
Total Municipal Wide Services/Class of Services	29,115	23,242	20,269	14,889	13,240	12.31
Existing Urban Serviced Area						
Wastewater Services - Existing Urban Serviced Area	1,961	1,565	1,365	1,003	892	1.26
Water Services - Existing Urban Serviced Area	4,374	3,491	3,045	2,237	1,989	2.80
Growth-Related Studies	13	10	9	7	6	0.01
Total Existing Urban Serviced Area	6,348	5,067	4,419	3,246	2,887	4.07
Cobourg East Community Serviced Area						
Stormwater - Cobourg East Community Serviced Area	4,342	3,466	3,023	2,220	1,974	2.39
Wastewater Services - Cobourg East Community Serviced Area	9,065	7,236	6,310	4,635	4,122	4.99
Water Services - Cobourg East Community Serviced Area	6,770	5,404	4,713	3,462	3,079	3.72
Growth-Related Studies	46	37	32	24	21	0.03
Total Cobourg East Community Serviced Area	20,223	16,143	14,078	10,341	9,196	11.13
Total Municipal Wide and Existing Urban Serviced Area	35,463	28,309	24,688	18,135	16,126	16.38
Total Municipal Wide and Cobourg East Community Serviced Ar	49,338	39,385	34,347	25,230	22,436	23.43