The Corporation of the City of Peterborough

By-Law Number 18-034

Being a By-law to Amend By-Law 14-134 and By-Law 14-135 with respect to City-Wide Development Charges

Whereas the City of Peterborough enacted By-law 14-134 and By-Law 14-135 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 Section 19 of the Development Charges Act provides for amendments to a development charges by-law;

And Whereas Council considered the Development Charges Amendment Background Study dated March 2018, prepared by Hemson Consulting Ltd. examining a number of amendments to By-Law 14-134 and By-Law 14-135;

And Whereas Notice of Public Meeting was given pursuant to Section 12(1) of the Act and in accordance with the regulations under the Act;

And Whereas copies of the Development Charges (DC) Amendment Background Study and the proposed development charge by-law amendment were made available to the public in accordance with Section 12(1) of the Act;

And Whereas a Public Meeting was held on February 5, 2018 to hear comments and representations from all persons;

And Whereas City Council has determined that no additional Public Meeting is required;

Now Therefore, The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. Definitions

That the Definition Section, of By-Law 14-134 and By-Law 14-135 be amended to include the following definitions:

“apartment building” means a residential building or the residential portion of a mixed use building or structure, consisting of more than three dwelling units, which dwelling units have a common entrance to grade.

“mixed use development or structure” means a building or structure containing a residential and non-residential use other than a home occupation;

2. Amendment to Section 17. (b)

That Section 17. (b) of By-Law 14-134 and By-Law 14-135 be amended to include:

Development charges in respect of industrial uses of lands, buildings or structures shall not be payable during the term of this By-law for only those lands identified in Schedule D.
3. **Additions to Section 20 “Other Exemptions”**

That Section 20 of By-Law 14-134 and By-Law 14-135 be amended to include the following subsections:

(g) creating a minimum of fifteen apartment dwelling units, which is located within the Central Area, as depicted in the Official Plan of the City;

(h) mixed-used development located within the Central Area, as depicted in the Official Plan of the City, that contains a minimum of 15 apartment units and a minimum of 1,000 square meters of commercial gross floor area will be exempt from the payment of development charges based on the following rules:

  i. The first 15 apartment units and the first 1,000 square metres of commercial gross floor area will be exempt;

  ii. Each additional apartment unit, beyond the first 15 units is eligible for exemption; and

  iii. Each additional 67 square meters of commercial gross floor area beyond the initial 1,000 square meters must be matched with a residential unit to be eligible for exemption.

4. **Add Schedule D**

The by-law be amended to include Schedule D identifying the “List of Industrial Lands” which will continue to be exempt from the payment of industrial development charges.

5. **Effective**

(1) This By-law shall come into full force and effect on passage.

(2) This By-law shall continue in force and effect for a term expiring on the date of expiry of By-law 14-134 and By-Law 14-135, being January 1, 2020, unless it is extended by statute, regulation or By-law, or repealed at an earlier date.

This By-Law shall come into force and take effect immediately after the final passing hereof.

By-law read a first, second and third time this 30th day of April, 2018.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) John Kennedy, City Clerk
## List of Industrial Lands

<table>
<thead>
<tr>
<th>Municipal Address</th>
<th>Legal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>260 Jameson Drive</td>
<td>Part of Lots 7 and 8, Concession 10, Geographic Township of North Monaghan, now in the City of Peterborough, designated as Part 2 on 45R-15514</td>
</tr>
<tr>
<td>400 Plastics Road</td>
<td>Part of Lot 24, Concession 13 Otonabee, Parts 1 &amp; 2, 45R3232, S/T R344189, S/T S14790 as assigned by R413382; Peterborough City</td>
</tr>
<tr>
<td>390-400 Pido Road</td>
<td>Part of Lot 24, Concession 13 Otonabee, being Parts 1, 2 and 3 on 45R-10309 and Parts 7 and 8 on 45R-4518, S/T S14790, as assigned by R413382; Peterborough City</td>
</tr>
<tr>
<td>Unassigned Municipal Address</td>
<td>Approximately 7 acres at the north-west corner of the intersection of Pioneer Road and the anticipated main entrance into the Trent Research and Innovation Park</td>
</tr>
<tr>
<td>2000 Technology Drive</td>
<td>Part of Lot 26, Concession 12, Otonabee, designated as Part 1 on 45R-16429, Peterborough</td>
</tr>
<tr>
<td>1820 Fisher Drive</td>
<td>Part of Lots 7 and 8, Concession 10, Geographic Township of North Monaghan, now in the City of Peterborough, being designated as Parts 1 and 2 on 45R-16416</td>
</tr>
<tr>
<td>1850 Technology Drive</td>
<td>Part of Lots 25 and 26, Concession 12, designated as Part 1 on 45R-16538; Peterborough, reserving a safe-access easement over said Part 1 for the benefit of the owners of Part 2 on 45R-16538</td>
</tr>
<tr>
<td>1900 Technology Drive</td>
<td>Part of Lots 25 and 26, Concession 12, designated as Part 2 on 45R-16538; Peterborough, together with a safe-access easement over Part 1 on 45R-16538</td>
</tr>
<tr>
<td>280-290 Jameson Drive</td>
<td>Part of Lot 7, Concession 10, formerly in the Township of North Monaghan, now in the City of Peterborough, being designated as Parts 1, 2, 3 and 4 on 45R-16240 and Part 2 on 45R-16452</td>
</tr>
<tr>
<td>1991, 1987, 1951 Fisher Drive</td>
<td>Part of Lot 8, Concession 10 (North Monaghan), being designated as Parts 1, 2, 3 on 45R-14192 and Parts 2 and 3 on 45R-14882; Peterborough</td>
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