



The Corporation of the Town of Fort Erie By-law 115-2024

Being a By-law to Amend Development Charges By-law 20-2024 for General Services for The Town of Fort Erie

Whereas subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c. 27, (the "Act"), as amended, authorizes that the Council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs arising from development of the area to which the by-law applies; and

Whereas the Council of the Town of Fort Erie, on March 4, 2024, enacted by-law 20-2024 to impose development charges against land; and

Whereas Bill 185, Cutting Red Tape to Build More Homes Act, 2024, upon Royal Assent, made certain amendments to the Act, including to subsection 5(3) that added the costs of certain studies as capital costs; and

Whereas section 19 of the Act was also amended to provide for amendments to be made to a development charges by-law; and

Whereas subsection 19 (1.2) of the Act was added to permit 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, including the process to provide notice; and

Whereas on November 4, 2024, the Council of the Town approved Report CS-10-2024 thereby indicating that it intends to include Development-Related Studies costs, pursuant to paragraphs 5 and 6 of subsection 5 (3) of the Act, within the development charge calculation.

Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

1. **That** Schedule "A" to By-law 20-2024 is hereby repealed and replaced with Schedule "A" attached hereto.
2. **That** this by-law shall come into force and effect on date of passage.
3. **That**, except as amended by this By-law, all provisions of By-law 20-2024 are and shall remain in full force and effect.
4. **That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 18th day of November 2024.

Mayor

Clerk