

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW #995 (1985)

Being a by-law to provide for developmental
lot levies.

WHEREAS Sections 165 and 166 of the Municipal Act, R.S.O. 1980, Chapter 302 authorize municipal corporations to receive contributions in consideration of the expense incurred or to be incurred by the corporation as a result of a proposed subdivision of land;

AND WHEREAS the Council of the Corporation of the Town of Pelham having received a report prepared on the subject by Giffels Associates Limited, deems it desirable to establish a uniform town-wide capital charge on residential developments within the Town of Pelham;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

(1) THAT a uniform Town-wide capital charge rate of \$1,120.00 be levied for each proposed Full Family Dwelling Unit hereafter created under the provisions of the Planning Act and the Condominium Act. A Full Family Dwelling Unit shall include a single-detached, semi-detached, duplex, triplex, rowhouse and condominium townhouse.

(2) THAT a uniform Town-wide capital charge rate of \$730.00 be levied for each proposed High Density Apartment Unit hereafter created under the provisions of the Planning Act and the Condominium Act. A High Density Apartment Unit shall include those units within a fourplex, fiveplex, sixplex, multi-residential and condominium apartment.

(3) THAT when, in the opinion of Council, a proposed development has unusual characteristics justifying departure from the standard levy, Council may withhold approval of such development pending negotiation of appropriate additional compensation.

(4) THAT, as a general policy, no levy for commercial or industrial development or provincial or municipal non-profit housing projects shall be required, however, nothing shall prevent Council from recovering servicing costs in unusual circumstances.

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(5) THAT By-law #452 (1978), as amended, be and is hereby repealed.

(6) THAT this by-law shall come into force and take effect on the day of its passing.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
6th. DAY OF MAY, 1985 A.D.

MAYOR



CLERK