

THE CORPORATION OF THE
T O W N O F P E L H A M

BY-LAW NO. 1111 (1987)

Being a by-law to amend by-law #995 (1985),
being a by-law to provide for developmental
lot levies.

WHEREAS the Council of the Corporation of the Town of Pelham has adopted a recommendation of the Finance Committee to implement the recommendations contained in the report prepared by Giffels Associates Limited and entitled "Review of Lot Levy Policy - Town of Pelham";

AND WHEREAS the Council of the Corporation of the Town of Pelham deems it necessary and advisable to adopt by By-law each of the recommendations contained in the report which were not previously adopted by by-law and to adjust the capital rate charge;

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

(1) THAT By-law #995 (1985) be amended by deleting the figure "\$1,120.00" in Section 1 and substituting the figure "\$1,185.00" in its place.

(2) THAT By-law #995 (1985) be amended by deleting the figure "\$730.00" in Section 2 and substituting the figure "\$775.00" in its place.

(3) THAT By-law #995 (1985) be amended by adding the following sections:

"Section 5 - That, in addition to the capital charge rates, the developer of a plan of subdivision shall be responsible for any municipal costs associated with any offsite road requirements necessary to connect the subdivision to the existing road network. These offsite road requirements include, but are not necessarily limited to, traffic signals, road widening and road connections. The costs of these items shall be determined by the Town of Pelham and shall be included as part of the subdivision or development agreement.

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Section 6 - That the developer shall be responsible for any municipal costs associated with offsite water and/or sewer connections needed to service the proposed development.

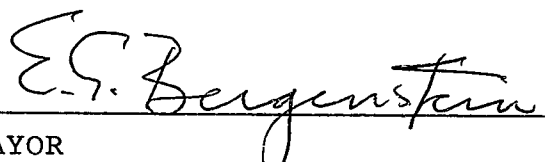
If the provision of such water and/or sewer services permit lands owned by persons other than the developer to be serviced, the Town of Pelham may include, in any subdivision agreement, an undertaking to use its best efforts to recover a portion of the costs of such works from the benefitting developers of such lands and to reimburse the party responsible for the initial installation of the services.

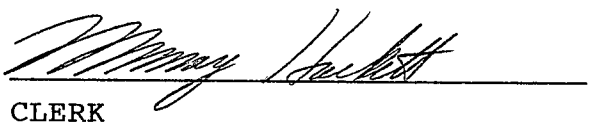
Section 7 - That when the proponent of an initial development is required to oversize water and/or sewer services in order to accommodate the subsequent development of adjacent lands, the Town of Pelham may include in any subdivision agreement an undertaking to use its best efforts to recover the costs of such oversizing from the subsequent developers and to reimburse the initial developer.

Section 8 - That the developer of any residential development shall be responsible for any storm water drainage requirements that are directly attributable to the specific development. The costs of the storm water drainage requirements shall be verified by the Town of Pelham and the costs shall be included in the subdivision agreement.

Section 9 - That the Town's capital charge policy be updated every 5 years unless significant changes in the local economy warrant earlier re-examination and that the capitl rate charge be reviewed annually and updated by multiplying the current capital charge rate by the percentage increase or decrease in the Southam Construction Cost Index for Ontario."

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
16th. DAY OF FEBRUARY, 1987 A.D.


MAYOR


CLERK