



TOWN OF
WHITCHURCH-STOUFFVILLE

37 SANDIFORD DRIVE, 4TH FLOOR
STOUFFVILLE, ONTARIO L4A 7X5

#509745 1
**REGION OF YORK
CLERK'S OFFICE**

FILE No. - P04

December 19, 2007

MAIN SWITCHBOARD (905) 640-1900
(905) 895-2423
AUTOMATED LINES (905) 640-1910
(905) 895-5299
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Mr. Denis Kelly
Regional Clerk
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1



Re: Development Charges – Notice of Passing of Amendment By-law

Dear Mr. Kelly:

This letter is to officially notify the Regional Municipality of York of the passing of our Development Charges By-law on December 18, 2007, as required under regulation 82/98 of the *Development Charges Act, 1997*.

A copy of the notice that was placed in our local newspaper and a copy of the By-law is attached for your information.

If the Region of York objects to the By-law, you may appeal it to the Ontario Municipal Board under section 14 of the Act by filing with the Clerk of the Town of Whitchurch-Stouffville, a Notice of Appeal, setting out the objection to the By-law and the reasons supporting the objection. The last day for receiving a Notice of Appeal is January 28, 2008.

Yours truly,

Marc J. Pourvahidi, R.P.A.
Director of Finance/Treasurer

MJP:ll
Attachments (2)

PUBLIC NOTICE

**NOTICE OF THE PASSING OF A DEVELOPMENT CHARGES UPDATE
BY-LAW BY THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE**

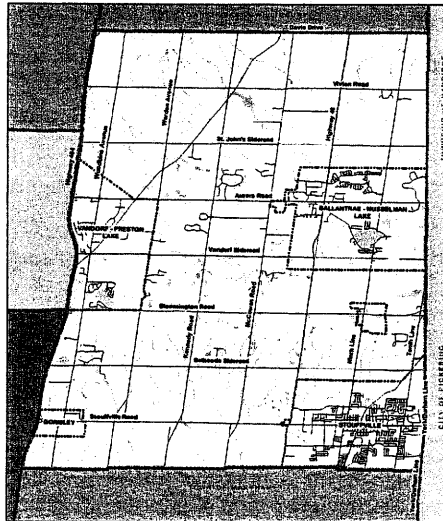
TAKE NOTICE that the Council of the Town of Whitchurch-Stouffville passed an amendment to Development Charges By-law 2004-161-FI by approving By-law 2007-252-FI on the 18th day of December 2007 under section 12 of the *Development Charges Act, 1997*;

AND TAKE NOTICE that any person or organization may appeal to the Ontario Municipal Board under Section 14 of the Act, in respect of the development charges by-law, by filing with the Clerk of the Town of Whitchurch-Stouffville on or before the 28th day of January 2008 (the day that is 40 days after the day the by-law is passed) a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.

The schedule of development charges imposed by the by-law is as follows:

DESIGNATED DEVELOPMENT CHARGES	TYPE OF RESIDENTIAL UNIT				NON-RESIDENTIAL CHARGE PER SQUARE FOOT OR GROSS AREA Excluding Industrial	NON-RESIDENTIAL CHARGE PER SQUARE FOOT OR GROSS AREA "Industrial"
	Single & Semi-Detached	Multiple Unit Dwellings (towns, condos, etc.)	Apartments 2 Bedrooms or more	Apartments with less than 2 Bedrooms		
	\$	\$	\$	\$	\$	\$
A. Municipality Wide Charge	8,772	6,037	4,981	4,455	4.41	3.72
B. Add'l - Municipal Water	400	275	228	203	0.53	0.53
C. Add'l - Sanitary Sewer	408	281	231	208	0.54	0.44
Total Dev. Charges:						
Rural Areas (A)	8,772	6,037	4,981	4,455	4.41	3.72
Mun. Water Areas (A+B)	9,172	6,312	5,209	4,658	4.94	4.25
Sanitary Sewer Areas (A+B+C)	9,580	6,593	5,440	4,866	5.48	4.69

The lands to which the by-law applies are as shown as within the municipal boundaries and as described in the schedule of development charges above. Charges for water and wastewater are applicable where municipal services are available.



A copy of the complete by-law is available for examination in my office during regular business hours.

Dated at the Town of Whitchurch-Stouffville
This 19th day of December, 2007.

Michele Kennedy
Clerk of the Town of Whitchurch-Stouffville

CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2007-252-FI

BEING A BY-LAW OF
THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE
TO AMEND BY-LAW 2004-161-FI
RESPECTING DEVELOPMENT CHARGES

WHEREAS the Town of Whitchurch-Stouffville enacted By-law 2004-161-FI 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 the Town has undertaken a study pursuant to the Act which has identified certain capital items for inclusion in the Town's development charges;

AND WHEREAS Council has before it a report entitled "Town of Whitchurch-Stouffville 2007 Development Charges Update Study" prepared by Watson & Associates Economists Ltd., dated November 19, 2007, as amended December 11, 2007;

AND WHEREAS the update study (and subsequent amendment) was made available to the public and Council gave notice to the public and held a meeting pursuant to section 12 of the Act on December 4, 2007, prior to which the update study and the proposed development charge by-law amendment were made available to the public and Council heard comments and representations from all persons who applied to be heard (the "public meeting");

AND WHEREAS Council, on December 4, 2007 held a meeting open to the public, at which Council considered the study, and written and oral submissions from the public.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE HEREBY ENACTS AS FOLLOWS:

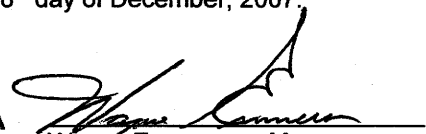
1. THAT By-law 2004-161-FI is hereby replaced by By-law 2007-252-FI and amended as follows:
 - Schedule "B" is deleted and the attached Schedule "B" substituted therefore.
 - The following collection policy is added – "For developments that have paid development charges at the time of subdivision agreement and lots contained therein that have not yet been issued building permits, the incremental increase in the development charge resulting from the December 18, 2007 DC amendment will be collected from these lots at the time of building permit issuance."

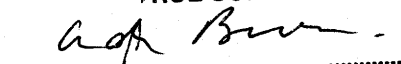
2. THAT this by-law shall come into force on the day it is enacted.

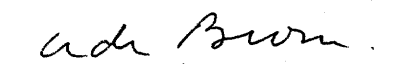
READ a first and second time this 18th day of December, 2007.

READ a third time and passed this 18th day of December, 2007.

I HEREBY CERTIFY THIS TO BE A
TRUE COPY


Wayne Emmerson, Mayor


.....
Municipal Clerk
Town of Whitchurch-Stouffville


Andrew Brouwer, Clerk