

BY-LAW NO. 2026 -

A by-law of the City of Ottawa to amend By-law 2024-218 in respect of Roads and Related Services, Public Transit and Land Acquisition.

WHEREAS the Council of the City of Ottawa enacted By-law 2024-218 on May 15, 2024;

AND WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council desires to ensure that the capital cost of meeting development related demands for, or the burden on, City services does not place an undue financial burden on the City or its existing taxpayers while, at the same time, ensuring new development contributes no more than the net capital cost attributable to providing the historic level of services, or in the case of transit the planned level of service, and meeting the requirements of subsection 5(1) and 5.2(3) of the Act;

AND WHEREAS the Planning and Housing Committee at its meeting dated March 4, 2026, had before it a report entitled "Amended Development Charges Background Study" prepared by Hemson Consulting Ltd. dated January 9, 2026, (the "Study");

AND WHEREAS the Study was made available to the public at least sixty prior to the adoption of the by-law and twenty days prior to the public meeting and Council gave more than twenty days notice to the public and a meeting pursuant to section 12 of the Act was held on March 4, 2026, prior to and at which the Study and the proposed development charge by-law were made available to the public and Committee heard comments and representations from all persons who applied to be heard;

AND WHEREAS Council has determined that the future excess capacity identified in the Study shall be paid for by the development charges contemplated in the Study, or other similar charges;

AND WHEREAS Council has given consideration to the use of more than one development charge by-law to reflect different needs for services in different areas, also known as area rating or area specific development charges, and has determined that for the services and associated infrastructure proposed to be funded by development charges under this by-law that it is fair and reasonable that the charges be calculated on a municipal-wide and area-specific basis;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council at its meeting held on March 11, 2026, further determined that no further public meeting was necessary in order to deal with the modifications made to the proposed development charge by-law following the date of the public meeting on March 4, 2026, pursuant to section 12 of the *Development Charges Act, 1997*

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this amending by-law to provide for the imposition of development charges against land;

THEREFORE the Council of the City of Ottawa enacts as follows:

1. By-law 2024-218, subsection 3(2) is amended by the addition of the following clause:
 - (i.1) Land Acquisition;
2. By-law 2024-218, section 17 is amended by adding thereto the following subsection:
 - (19) The development charges imposed by this by-law within the category on Schedules “B” and “C” for Land Acquisition purposes shall be paid into the Land Acquisition (Road and Related Services) Development Charge Reserve Fund and all development charges imposed by the City by any by-law for the category of Land Acquisition purposes on Schedule “B” and “C” shall be deemed to be in respect of a single service.
3. By-law 2024-218, section 18, as amended, is further amended by adding thereto the following subsection:
 - (1.4) The development charges rates imposed by the Development Charges By-law Amendment Roads and Related Service, Public Transit and Land Acquisition, 2026 shall be indexed on April 1, 2026 in accordance with subsection 18(1.2) and shall continue to be indexed in accordance with subsection 18(1.2) on each April 1 annually thereafter
4. The Roads and Related Services and Transit development charge rates set forth in Schedules “B” and “C” of By-law 2024-218, as amended, are hereby modified to be in accordance with the rates set forth in Schedules “1” and “2” of this by-law.
5. Schedules “B” and “C” of By-law 2024-218, as amended, are further amended to include the Land Acquisition development charge rates set forth in Schedules “1” and “2” of this by-law.

6. This by-law may be cited as the Development Charges By-law Amendment Roads and Related Service, Public Transit and Land Acquisition, 2026

ENACTED AND PASSED this 11th day of March, 2026.

CITY CLERK

MAYOR

Schedule "1"

Modifications to Schedule "B" 2024-218

Fully Calculated Development Charge Rate for Roads & Related Services, Public Transit and Land Acquisition for Inside the Greenbelt (Area #1)					
Service	Singles & Semis	Multiple, Row and Mobile Dwelling	Apartment Dwelling, Back to Back and Stacked Townhouse (2+ Bedrooms)	Apartment (less than 2 bedrooms)	Dwelling Rooms
Roads & Related Services	\$18,731	\$14,830	\$10,200	\$7,230	\$5,605
Public Transit	\$16,360	\$12,903	\$8,862	\$6,281	\$4,869
Land Acquisition	\$1,344	\$1,060	\$728	\$516	\$400

OUTSIDE GREENBELT

Fully Calculated Development Charge Rate for Roads & Related Services, Public Transit and Land Acquisition for Outside the Greenbelt (Area #2)					
Service	Singles & Semis	Multiple, Row and Mobile Dwelling	Apartment Dwelling, Back to Back and Stacked Townhouse (2+ Bedrooms)	Apartment (less than 2 bedrooms)	Dwelling Rooms
Roads & Related Services	\$20,584	\$16,190	\$11,107	\$7,873	\$6,103
Public Transit	\$16,360	\$12,903	\$8,862	\$6,281	\$4,869
Land Acquisition	\$1,344	\$1,060	\$728	\$516	\$400

RURAL SERVICED

Fully Calculated Development Charge Rate for Roads & Related Services, Public Transit and Land Acquisition for Rural Serviced Area (Area #3)					
Service	Singles & Semis	Multiple, Row and Mobile Dwelling	Apartment Dwelling, Back to Back and Stacked Townhouse (2+ Bedrooms)	Apartment (less than 2 bedrooms)	Dwelling Rooms
Roads & Related Services	\$20,088	\$15,646	\$10,962	\$7,770	\$6,023
Public Transit	\$16,360	\$12,903	\$8,862	\$6,281	\$4,869
Land Acquisition	\$1,344	\$1,060	\$728	\$516	\$400

RURAL UNSERVICED

Fully Calculated Development Charge Rate for Roads & Related Services, Public Transit and Land Acquisition for Rural Unserviced Area (Area #3)					
Service	Singles & Semis	Multiple, Row and Mobile Dwelling	Apartment Dwelling, Back to Back and Stacked Townhouse (2+ Bedrooms)	Apartment (less than 2 bedrooms)	Dwelling Rooms
Roads & Related Services	\$20,088	\$15,646	\$10,962	\$7,770	\$6,023
Public Transit	\$16,360	\$12,903	\$8,862	\$6,281	\$4,869
Land Acquisition	\$1,344	\$1,060	\$728	\$516	\$400

Schedule "2"

Modifications to Schedule "C" 2024-218

CITY-WIDE NON-RESIDENTIAL DEVELOPMENT CHARGES

Fully Calculated Rates for Roads and Related Services, Public Transit and Land Acquisition for Industrial and Non-Industrial Development (City-wide)		
Service	Industrial Use (\$ per square foot)	Non-Industrial Use (\$ per square foot)
Roads & Related Services	\$5.84	\$14.68
Public Transit	\$5.38	\$12.47
Land Acquisition	\$0.39	\$0.99

