



DEVELOPMENT CHARGES

*Planning ahead ⇒
to meet tomorrow's needs.*

WHAT ARE DEVELOPMENT CHARGES?

Development Charge means a charge imposed with respect to growth-related net capital costs against land. Under the *Development Charges Act*, municipalities must undertake a background study. The Township of North Dundas completed a detailed background study (dated October 26, 2016) and an addendum on January 9, 2017, and passed Development Charge By-law No. 2017-02 on Jan. 17, 2017.

GENERAL PURPOSE

The purpose of a development charge is to generate adequate revenue to finance growth-related net capital costs for municipal services required because of growth. In essence, a development charge is designed to maintain the same average level of service offered to existing residents of the municipality. One might say it is similar to buying a corporate share (investment) in the municipality.

An example of the purpose of the charge would be as follows: Four hundred additional dwellings are built in the municipality and there arises the need for an additional volunteer fire fighter. The development charges reserve fund could be used to fund the purchase of a bunker suit and communications equipment for that individual. The need for an additional volunteer fire fighter emerged from growth and now is charged back to growth through development charges. Development charges may **not** be used for salaries, maintenance costs, operational costs, or replacement equipment and furniture.

WHO MUST PAY DEVELOPMENT CHARGES?

Development charges are imposed on all forms of development, with certain exceptions. The charges do not apply to accessory uses to residential uses, including: a garage, storage building, garden shed, swimming pool, small additions, or other similar uses.

Generally, development charges are only applied against new dwelling units or new non-residential buildings. The non-residential charges are pro-rated to account for economies of scale. The scale is provided on the reverse.

WHEN MUST THE CHARGE BE PAID?

Development charges must be paid on the date a building permit is issued for a building or structure on land to which a development

charge applies. The municipality is not required to issue a building permit unless the development charges have been paid. An agreement can be entered into for early or late payment of the charges in accordance with the legislation.

TREASURER'S STATEMENT

The public may view the annual treasurer's development charges reserve fund statement at the Township Office during regular business hours. The purpose of this mandatory statement is to provide details on the reserves, amounts collected and expenditures from each service category.

EXEMPTIONS

By-law No. 2017-02 does not apply to land that is owned by or used for the purposes of a board of education, a municipality or local board thereof, the United Counties, the first 500 sq. ft. of a farm building, a cemetery, place of worship, hospital, university, or accessory uses to residential dwellings. Not-for-profit subsidized housing is 50% exempt from applicable charges.

The by-law does not apply to additions to existing industrial uses (up to 50% of the existing building). Demolitions: By-law does not apply to the replacement building or gross floor area following a demolition (require a demolition permit) provided the gross floor area remains less or the same.

MUNICIPAL SERVICES INCLUDED IN THE DEVELOPMENT CHARGES BY-LAW

- » Administrative (Studies)
- » Public works (Garage, contents, vehicles, equipment)
- » Transportation (Sidewalks, road upgrades)
- » Fire Protection (Stations, equipment, vehicles)
- » Recreation Services (Buildings, equipment, facilities)
- » Pumping Station - Chesterville Only **

Schedules "A" and "B" of By-law No. 2017-02 provide further details (cost breakdown) relating to the above. The reverse is an excerpt from Schedule "B" of By-law No. 2017-02. These figures may be adjusted for inflation in accordance with Section 16.

**THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS
BY-LAW No. 2017-02**

Schedule of Development Charges by Type of Dwelling Unit

Type of Unit	Development Charges per Unit
Single Detached	\$4,504
Semi-detached / Duplex	\$4,204
Row Dwelling / Townhouse Back-to-Back and Stacked Townhouse	\$3,603
Apartment 3 bedroom	\$3,453
Apartment 2 bedroom	\$3,153
Apartment 1 bedroom	\$2,402
Apartment Bachelor	\$1,802
Special Care/Special Needs Dwelling	\$751 / Resident (Capacity)

**Schedule of Development Charges for Non-residential Uses
of Land, Buildings or Structures**

NON-RESIDENTIAL DEVELOPMENT CHARGES					
TOTAL BUILDING SIZE	(1) FOR THE FIRST 2,500 S.F.	(2) FOR THE NEXT 2,500 S.F. BEYOND (1)	(3) FOR THE NEXT 25,000 S.F. BEYOND (1&2)	(4) FOR THE NEXT 25,000 S.F. BEYOND (1,2&3)	(5) FOR ANY ADDITIONAL S.F. BEYOND (1,2,3&4)
0-2,500 S.F.	\$0.3938	-	-	-	-
2,501-5,000 S.F.	\$ 984.50	\$0.20	-	-	-
5,001-30,000 S.F.	Incl.	\$ 1,484.50	\$0.15	-	-
30,001-55,000 S.F.	Incl.	Incl.	\$5,234.50	\$0.10	-
55,001 S.F. +	Incl	Incl.	Incl.	\$7,734.50	\$0.05

S.F. - Square Feet

FARM BUILDING DEVELOPMENT CHARGES					
TOTAL BUILDING SIZE	(1) FOR THE FIRST 500 S.F.	(2) FOR THE NEXT 2,000 S.F. BEYOND (1)	(3) FOR THE NEXT 2,500 S.F. BEYOND (1 & 2)	(4) FOR THE NEXT 5,000 S.F. BEYOND (1, 2 & 3)	(5) FOR ANY ADDITIONAL S.F. BEYOND (1, 2, 3 & 4)
0 to 500 S.F.	Nil	-	-	-	-
500 to 2,500 S.F.	Nil	\$0.1175	-	-	-
2,501 to 5,000 S.F.	Nil	\$ 235.00	\$0.0588	-	-
5,001 to 10,000 S.F.	Nil	Incl.	\$ 382.00	\$0.029	-
10,001 S.F. +	Nil	Incl.	Incl.	\$ 527.00	\$0.015

S.F. - Square Feet