

TOWNSHIP OF NORTH DUNDAS

DEVELOPMENT CHARGES

Planning ahead

to meet tomorrow's needs.

TOWNSHIP OF NORTH DUNDAS DEVELOPMENT CHARGES

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, 1997*, municipalities must undertake a background study. The Township of North Dundas completed a detailed background study (dated May 2, 2005) and an addendum on December 22, 2005, and passed development charge By-law No. 04-2006 on January 23, 2006.

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, the 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: Forty additional dwellings are built in the municipality and there arises the need for an additional volunteer fire fighter. The development charge 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 charge is pro-rated to account for economies of scale. The scale is provided on the reverse.

WHEN MUST THE CHARGE BE PAID?

A development charge 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 charge has 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 charge 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 04-2006 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. Provincial and federal lands are 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 CHARGE BY-LAW

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

Schedules "A" and "B" of By-law 04-2006 provide further details (cost breakdown) relating to the above. The reverse is an excerpt from Schedule "B" of By-law 04-2006. These figures may be adjusted for inflation in accordance with Section 16.

**BY-LAW 04-2006
SCHEDULE "B"**

THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS

SCHEDULE OF DEVELOPMENT CHARGES BY TYPE OF DWELLING UNIT

RESIDENTIAL DEVELOPMENT CHARGES		
Type of Unit	Development charge per unit	Pumping Station Chesterville **
Single Detached	\$2,896.50	\$595.24
Semi-detached / Duplex	\$2,703.40	\$555.55
Row Dwelling / Townhouse	\$2,317.20	\$476.18
Apartment 3 bedroom	\$2,220.65	\$456.34
Apartment 2 bedroom	\$2,027.55	\$416.66
Apartment 1 bedroom	\$1,544.80	\$317.46
Apartment Bachelor	\$1,158.60	\$238.09

** - This area specific development charge only applies to the 84 unit subdivision, described as Part Block "J", south side of Nation River Registered Plan 35, Village of Chesterville, County of Dundas, more particularly described as Parts 1, 2 and 3 on Plan 8R-562.

**SCHEDULE OF DEVELOPMENT CHARGES FOR NON-RESIDENTIAL USES
OF LAND, BUILDINGS OR STRUCTURES**

NON-RESIDENTIAL DEVELOPMENT CHARGES					
per sq.ft. of Gross Floor Area					
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.	\$0.7377	-	-	-	-
2,501-5,000 S.F.	\$0.7377	\$0.40	-	-	-
5,001-30,000 S.F.	\$0.7377	\$0.40	\$0.30	-	-
30,001-55,000 S.F.	\$0.7377	\$0.40	\$0.30	\$0.15	-
55,001 S.F. +	\$0.7377	\$0.40	\$0.30	\$0.15	\$0.10

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	\$0.108	-	-	-
2,501 to 5,000 S.F.	Nil	\$0.108	\$0.054	-	-
5,001 to 10,000 S.F.	Nil	\$0.108	\$0.054	\$0.027	-
10,001 S.F. +	Nil	\$0.108	\$0.054	\$0.027	\$0.01

S.F. - Square Feet