



## 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 November 19, 2021) and an addendum (January 6, 2022)

### **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. 2022-35 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, 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**

- » Services Related to a Highway
- » Parks and Recreation Services
- » Waste Diversion Services
- » Growth-Related Studies
- » Pumping Station - Chesterville Only \*\*

Schedules "A" and "B" of By-law No. 2022-35 provide further details (cost breakdown) relating to the above. The reverse is an excerpt from Schedule "B" of By-law No. 2022-35. These figures may be adjusted for inflation in accordance with Section 16.

**SCHEDULE "B"**  
**Bylaw 2022-35**

**THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS**  
**SCHEDULE OF DEVELOPMENT CHARGES**

**RESIDENTIAL DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL					
	Single & Semi Detached Dwelling	Other Multiples	Apartments 2 Bedrooms+	Apartments Bachelor & 1 Bedroom	Special Care/ Special Dwelling Units	Senior-Oriented Dwelling Units
<b>Municipal Wide Services/Class of Service:</b>						
Fire Protection Services	-	-	-	-	-	-
Services Related to a Highway	9,557	8,269	6,113	4,056	3,914	5,166
Parks and Recreation Services	1,133	981	725	481	464	613
Waste Diversion Services	130	112	83	55	53	70
Growth-Related Studies	144	125	92	61	59	78
<b>Total Municipal Wide Services/Class of Services</b>	<b>10,964</b>	<b>9,486</b>	<b>7,013</b>	<b>4,653</b>	<b>4,490</b>	<b>5,927</b>
<b>Area-Specific Services/Class of Service:</b>						
Pumping Station*	748	647	479	318	306	405

**NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service/Class of Service	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)				
	0 to 2,500 sq.ft	2,501 to 5,000 sq.ft	5,001 to 30,000 sq.ft	30,001 sq.ft to 55,000 sq.ft.	55,001 sq.ft +
<b>Municipal Wide Services/Class of Service:</b>					
Fire Protection Services	-	-	-	-	-
Services Related to a Highway	0.6325	0.3163	0.2372	0.1581	0.0791
Parks and Recreation Services	-	-	-	-	-
Waste Diversion Services	0.0125	0.0063	0.0047	0.0031	0.0016
Growth-Related Studies	0.0150	0.0075	0.0056	0.0038	0.0019
<b>Total Municipal Wide Services/Class of Services</b>	<b>0.66</b>	<b>0.33</b>	<b>0.2475</b>	<b>0.1650</b>	<b>0.0825</b>

Numbers may vary slightly due to rounding

\* - 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