

The Corporation of the Township of Alnwick/Haldimand

Development Charges

Clark Consulting Services was retained by The Corporation of the Township of Alnwick/Haldimand to prepare a Continuing Development Charges By-law for the Municipality.

The *Development Charges Act, 1997* allows municipalities to pass a By-law to raise revenues from new development to offset the costs incurred by the Municipality as a result of growth.

The *Act* puts the onus on the Municipality to pass a By-law which is structured and accountable. As such, careful consideration and detailed accounts of how the Development Charge is calculated are to be maintained.

A report has been prepared which addresses the mandatory provisions of the *Development Charges Act*, and as such, can be used as the basis for The Corporation of The Township of Alnwick/Haldimand Charges By-law.

Legislative Basis

The *Development Charges Act, 1997* was given royal assent on December 8, 1977. Section 2, subsection (1) of this *Act* states "The Council of a Municipality may by by-law impose Development Charges against land to pay for increased capital costs required because of increased needs for services arising from development, provided the development requires:

- ▶ the passing of a Zoning By-law amendment
- ▶ the approval of a Minor Variance
- ▶ a conveyance of land
- ▶ the approval of a Plan of Subdivision
- ▶ a Consent
- ▶ the approval of a description under the *Condominium Act*
- ▶ the approval of a Building Permit

A Development Charge shall not be applied to:

- ▶ an enlargement of an existing dwelling unit
- ▶ the creation of one or two dwelling units in certain types of residential buildings
- ▶ the first 50% of an expansion of an existing non-residential building

Procedure for Calculation

The *Development Charges Act, 1997*, contains a list of ineligible services and local services which may not be included in a Development Charge. The *Act* also provides for the imposition of a Development Charge outside the municipality. A charge may apply to the entire municipality or to only a portion, and multiple by-laws are allowed.

Section 5 of the *Act* sets out the method for calculation of Development Charges.

The capital costs that have been identified for The Corporation of The Township of Alnwick/Haldimand are:

- General Government
- Protection of Persons
 - By-law Enforcement
 - Fire Protection
 - Emergency Measures
 - Community Policing
- Public Works
 - Roads
 - Buildings and Equipment
- Arena
- Recreation and Community Centres
- Library Services
- Grafton Water Supply System (Area Specific)

Capital Costs include:

- ▶ acquisition of land
- ▶ improvements to land
- ▶ acquisition, construction or improvement of buildings or structures
- ▶ acquisition, construction or improvement of facilities including: rolling stock, furniture and equipment materials acquired for a library
- ▶ studies undertaken in connection with the above matters.

Schedule of Development Charges

Municipal Wide:

Residential: \$ 6,269.64/unit
 Non-residential:\$ 10.36 /sq.m. (\$0.96 sq.ft.)

Green Energy:

Solar: \$ 5,519.64 per 500 kW generating capacity, with first 100 kW generating capacity exempt.
 Wind: \$ 5,519.64 per Turbine within a Wind Turbine System in excess of 100 kW generating capacity.

Area Specific:

Service	Area	Res Charge	Non-Res Charge
Water Supply	Grafton	\$ 5,143.32	\$ 5.81/sq.m.

The Development Charge will be payable prior to final approval of a consent planning application or at the time of building permit issuance unless:

A payment has been made at the time of lot creation (Council may require payment as a condition of consent).

OR

The lands are exempted from this charge by the By-law

OR

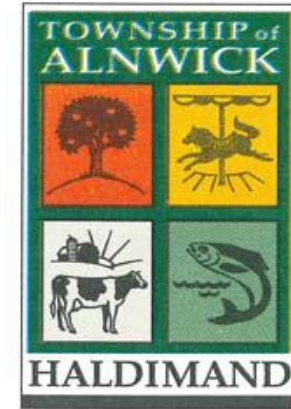
An agreement is executed with the Municipality to make other arrangements.

Plans of Subdivision

In the case of a plan of subdivision, Council may require the payment of a portion of the Development Charge at the time of the registration of the plan.

This brochure is intended for general information only. For more detailed information consult the By-law or Municipal staff.

Development Charges Brochure



The Corporation of the Township of Alwick/Haldimand

By-law XX-2014
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This brochure was prepared in accordance with Ontario Regulation 82/98, Section 9

For additional information contact :

The Corporation of the Township of Alwick/Haldimand
 10836 County Road No. 2
 P.O. Box 70,
 Grafton, ON K0K 2G0
 Telephone: (905) 349-2822
 Fax: (905) 349-3259