

Development Charge Rules

In accordance with the *Development Charges Act, 1997, s2(2)*, a development charge is calculated, payable and collected where the development requires one or more of the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- b) the approval of a minor variance under Section 45 of the *Planning Act*;
- c) a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act* applies;
- d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- e) a consent under Section 53 of the *Planning Act*;
- f) the approval of a description under section 50 of the *Condominium Act*; or
- g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

Determination of the Amount of the Charge

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade.
- 2) Costs are allocated to residential uses (as opposed to non-residential uses) based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - For Administration, the costs have been based on an employment vs. population growth ratio (82%/18% respectively).
 - For Library, Parks and Recreation services, a 5% non-residential attribution has been made to recognize use by the non-residential sector.
 - For Fire and Roads and Related, an 83%/17% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period.
 - For Water and Sanitary Sewer Services, an 86% residential/14% non-residential allocation has been made based on a population vs. Employment growth ratio over the urban build out period.

Development Charges By-laws are available for inspection in the Town of Pelham Clerk's office, Monday to Friday, 8:30 a.m. to 4:30 p.m. and on the Town's website at www.pelham.ca

*For further information, please contact:
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TOWN OF PELHAM DEVELOPMENT CHARGE BY-LAW PAMPHLET

Effective January 1, 2021

General Purpose of the Development Charges

This pamphlet summarizes the Town of Pelham’s policy with respect to area-specific development charges for the Town.

Development charges provide for the recovery of growth-related capital expenditures from new development. The *Development Charges Act* is the statutory basis to recover these charges. A simplified summary is provided below:

- 1) Identify amount, type and location of growth
- 2) Identify servicing needs to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
 - i. Grants, subsidies and other contributions;
 - ii. Benefit to existing development;
 - iii. Statutory 10% deduction; (soft services)
 - iv. Amounts in excess of 10 years historic service calculation;
 - v. DC Reserve Funds (where applicable);
- 5) Net cost then allocated between residential and non-residential benefit; and
- 6) Net costs divided by growth to provide the DC charge

O.Reg. 82/98 prescribes the information that must be included in the Treasurer’s statement:

- Opening balance;
- Closing balance;
- Description of each service and/or service category for which the reserve fund was established;
- Transactions for the year (e.g. collections, draws);
- List of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- Amounts borrowed, purpose of the borrowing and interest accrued during previous year
- Amount and source of money used by the Town to repay municipal obligations to the fund;
- Schedule identifying the value of credits recognized by the Town, the service to which it applies and the source of funding used to finance the credit; and
- For each draw, the amount spent on the project from the DC reserve fund and the amount and source of any monies spent on the project

This statement is presented to the Council of the Town of Pelham for their review and may be reviewed by the public in the Clerk’s office, Monday to Friday, 8:30am to 4:30pm.

By-Law No.: 4149 (2019), Amending By-Law No. 4023 (2018)

Schedule of Town-Wide Development Charges

**The development charges set out in Schedule “B” to this by-law shall be adjusted annually as of January 1st, without amendment to the by-law, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, “Construction Price Statistics” (Non-Residential Buildings) Catalogue No. 62-007.

SERVICE	RESIDENTIAL					NON-RESIDENTIAL (per ft ² of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments – 2 Bedrooms +	Apartments – Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	
Roads and Related	9,822	6,724	4,111	6,997	3,359	5.48
Fire Protection Services	367	251	153	262	125	0.19
Outdoor Recreation Services	1,786	1,223	748	1,273	611	0.25
Indoor Recreation Services	1,984	1,358	831	1,413	678	0.28
Library Services	592	405	249	422	203	0.08
Administration	714	489	299	508	244	0.41
Total Town Wide Services	15,265	10,450	6,391	10,875	5,220	6.69

Schedule of Water & Sanitary Sewer Services Development Charges for Fenwick and Fonthill

SERVICE	RESIDENTIAL					NON-RESIDENTIAL (Per ft ² of Gross Floor)
	Single and Semi-	Apartments -2	Apartments	Other Multiples	Special Care/Special Dwelling Units	
Wastewater Services	2,907	1,991	1,217	2,071	994	2.00
Water Services	1,227	840	514	874	419	0.84
Total Water & Sanitary Sewer Services	4,134	2,831	1,731	2,945	1,413	2.84