

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 88% residential/12% 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 4:30p.m and on the Town's website at www.pelham.ca

*For further information, please contact:
Cari Pupo, Treasurer/Director of Corporate Services
Email: cpupo@pelham.ca Tel: (905) 892-2607 EXT 327*



TOWN OF PELHAM DEVELOPMENT CHARGE BY-LAW PAMPHLET

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, as follows:

- 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

By-Law No.: 3527(2014)

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 |
|---------------------------------|-----------------------------------|---------------------------|-------------------------------------|---------------------|---|
| | Single and Semi-Detached Dwelling | Apartments – 2 Bedrooms + | Apartments – Bachelor and 1 Bedroom | All Other Dwellings | (per ft ² of Gross Floor Area) |
| Roads and Related | 5,253 | 3,393 | 2,291 | 3,669 | 3.20 |
| Fire Protection Services | 390 | 252 | 170 | 272 | 0.24 |
| Outdoor Recreation Services | 2,698 | 1,743 | 1,177 | 1,885 | 0.42 |
| Indoor Recreation Services | 1,046 | 676 | 456 | 730 | 0.16 |
| Library Services | 755 | 489 | 329 | 527 | 0.12 |
| Administration | 628 | 406 | 274 | 438 | 0.41 |
| Total Town Wide Services | 10,770 | 6,959 | 4,697 | 7,521 | 4.55 |

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

| SERVICE | RESIDENTIAL | | | | NON-RESIDENTIAL |
|--|------------------|---------------|--------------|--------------|-------------------------------------|
| | Single and Semi- | Apartments -2 | Apartments - | All Other | (Per ft ² of Gross Floor |
| Water & Sanitary Sewer Services: | | | | | |
| Wastewater Services | 1,648 | 1,065 | 718 | 1,151 | 1.08 |
| Water Services | 1,238 | 799 | 540 | 865 | 0.82 |
| Total Water & Sanitary Sewer Services | 2,886 | 1,864 | 1,258 | 2,016 | 1.90 |