

DEVELOPMENT CHARGES



What, Why and Recent Changes to the Legislation

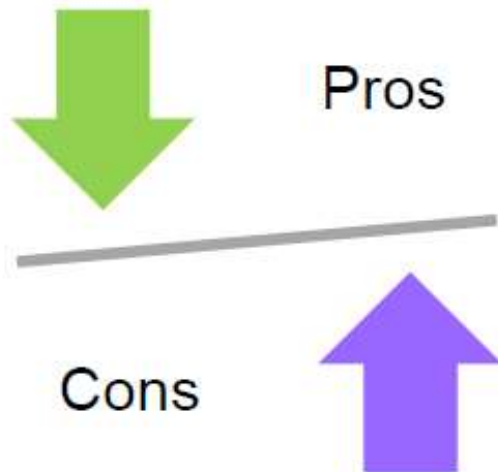
*Presentation by: Calvin Pol, BES(Hons), RPP, MCIP
Township of North Dundas*

PARTIAL LIST OF DEVELOPMENT CHARGES STUDIES & BY-LAWS

Township of Alfred Development Charges Study & By-law
Burleigh & Anstruther Twp Development Charges Study
Township of Cambridge Development Charges Study & By-law*, Indexed By-law, Amendment
Village of Casselman Development Charges Study & By-law, Amendments
Township of Charlottenburgh Dev. Charges Water Service Amendment Study
Township of Clarence Development Charges Amendment Study & By-law
Township of East Ferris Development Charges Study & By-law
East Hawkesbury Development Charges Study & By-law
Township of Edwardsburgh Development Charges Study
Township of Faraday Development Charges Study
Township of Finch Development Charges Study
North Fredericksburgh Twp. Development Charges Study & By-law
Front of Leeds and Lansdowne Development Charges Study & By-law & Amendments
Hawkesbury Hydro Development Charges Study
Township of Matilda Development Charges Study, By-law & Special Amendment
Township of Montague Development Charges Study
Township of Nation Development Charges Study & By-law
Township of North Dundas Development Charges Study & By-law (1999, 2005, 2006, 2011)
Township of North Glengarry Development Charges Study & By-law
Town of Napanee Development Charges Study & By-law
Village of L'Orignal Development Charges Study & By-law
Township of Pittsburgh Study & By-law (provided technical assistance)
Township of Augusta Development Charge Study and By-law
Town of Prescott Development Charge Study and By-law
Oxford-on-Rideau Township Development Charges Study & By-law
Village of Plantagenet Development Charges Study & By-law
Plantagenet Hydro Development Charges Study & By-law
Township of Richmond Development Charges Study & By-law
Rockland Hydro Development Charges Update & By-law
Town of Rockland Development Charges Update & By-law
Township of Roxborough Development Charges Study & By-law
Township of Russell Amendment (provided technical assistance)
Township of Sheffield Development Charges Study
West Hawkesbury Development Charges Study & By-law
Township of Williamsburg Development Charges Study & By-law
Township of Winchester Development Charges Study & By-law*

*Since 1990, Mr. Pol has
worked on over 40
Development Charge Studies*

Typical Council Discussion and Debate

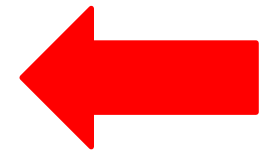


- Do we want to raise taxes?
- Can we afford projects?
- What about the “pay-as-you-go” philosophy?

Municipal **Revenue** Options



89.6%	Property Taxes
5.8%	Fees and Charges
0.7%	Investment Income
0.0%	Area Charges/Special Services
0.0%	Local Improvement Charges
3.9%	Development Charges



2015 FIR Data
North Dundas

DEVELOPMENT CHARGES ACT



(Growth Related) Expansions:

Financed by Development Charges

Since 1989

What are Development Charges?

- Fees levied on new development to help pay for the infrastructure required to service new growth.
- They help ensure that growth pays for a portion of growth-related costs.

(MMAH, Ontario, Feb. 3, 2016)

- Counties and School Boards can charge DCs.

Development Charges (Impact Fees)

Existing Number of Dwellings & Fire Vehicles



Projected Growth

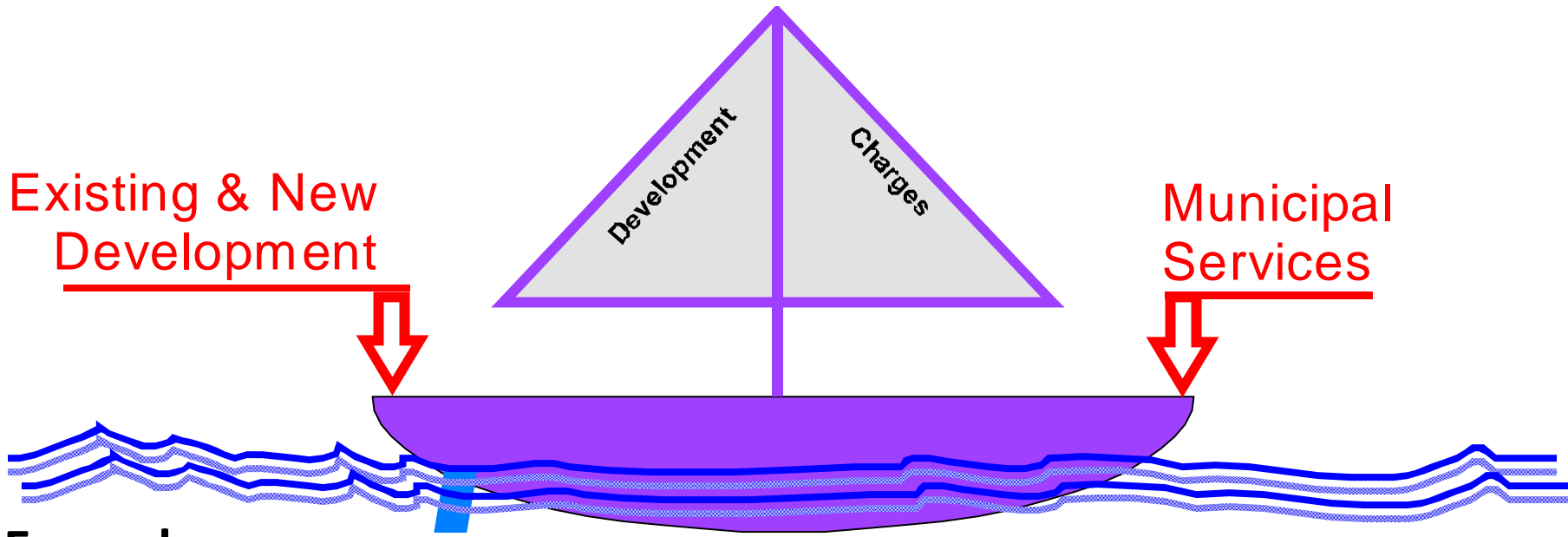


1 house = 100 dwelling units

Development charges could pay for the capital cost of purchasing the new fire truck. Property taxes collected from these new dwellings would go towards maintaining (operational costs) and replacing the vehicle.

Development Charges Act

Providing Revenue to Maintain Service Levels



Example:

Parkland space is acquired in a subdivision through the Planning Act

The Development Charges Act collects funds from each new house built in the subdivision to pay for the playground equipment.

We are not growing ?

Population Growth



Housing Starts

2006 to 2011
= 130 people

2006 to 2011
= 222 houses

Source: Statistics Canada

Source: Building Department

Incremental growth does add up over the years.
40 homes/yr = 400 houses in 10 years

Development Charges Collected over 5 Years

Dev. Charge	10 houses	25 houses	40 houses	60 houses
\$500	\$27,000	\$67,500	\$108,000	\$162,000
\$1,000	\$54,000	\$135,000	\$216,000	\$324,000
\$1,500	\$81,000	\$202,500	\$324,000	\$486,000
\$2,500	\$135,000	\$337,500	\$540,000	\$810,000
\$3,500	\$189,000	\$472,500	\$756,000	\$1,134,000

Note: 8% added for non-residential development

EXAMPLE:

North Dundas: 11,500 population
42 new houses/year
\$139,417/year in Development Charges
2.5% of municipal taxation (\$5.5 million 2015)

Over the 5 year life of the 2012 D.C. By-law, we anticipate collecting **\$700,000** in development charges.

Top Reasons

Why you do not have development charges

4. Your municipality believes the Province will shower you with lots of transfer payments and grants every year.
3. You believe development charges will discourage growth.
2. Your municipality can get away with an **extra** 1 to 2.5% property tax increase to offset growth.
1. Your residents love paying **more** property taxes every year.

Development Charges

Current Examples

- Consultant's report to Town of Prescott Council provides consultant's opinion that development charges (DCs) do not hinder new development


- Town of Gravenhurst website clearly outlines level of DC, links to the DC study and features a DC deferral program for affordable housing

→ Osgoode Township
→ Brockville


**Charge must be
reasonable**

- In Gravenhurst, the charge (\$18,320) per unit plus there are 19 additional area rated by-laws that levy a per net hectare charge ranging from \$3,200 to \$899,000. Typically these additional charge are for roads, storm water management and sewers or some combination thereof.

Even if DCs Influenced



Even if Development Charges influenced decisions to build (-1 to -2%), the net D.C. amount would be worth collecting.



Over the 5 year life of the 2012 D.C. By-law, we anticipate collecting **\$700,000** in development charges.



Instead, we collect **\$690,114 to \$683,143** in development charges.

What Can Municipalities use the DCs Revenue for?

- Growth-related Capital Expenses.
- Not for operating expenses or replacement costs.

(property taxes cover these costs)

DEVELOPMENT CHARGES ACT

Upgrades financed by Growth



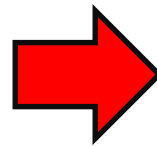
Single Axle Dump

Replacement Value =
\$185,000



Tandem Axle Dump

Value = \$215,000



Potential Eligible Capital Cost = \$30,000



Replacement
Sidewalk



New or
Upgraded
Sidewalk



Widened
Sidewalk





Replacement
Asphalt



Upgrade
Gravel to Surface
Treatment

DEVELOPMENT CHARGES ACT


Which Services can be Included?

Municipal Service			Components		% Recoverable From Dev.Ch.
Eligible Services					
	1.	Administration	1.1	Development Charges Study	90%
	2.	Transportation	2.1	Municipal roads	100%
2.2			Traffic signs, signals, etc.	100%	
2.3			Sidewalks	100%	
2.4			Streetlights	100%	
2.5			Municipal parking lots	100%	
2.6			Depots and salt / sand domes	100%	
2.7			Rolling stock†	100%†	
	3.	Fire Protection	3.1	Fire stations	100%
			3.2	Fire fighting vehicles (pumpers, tankers, rescue vehicles)†	100%
			3.3	Equipment and gear	100%
4.	Storm Water Drainage and Control Services	4.1	Retention / detention ponds	100%	
		4.2	Channelling, connections	100%	
		4.3	Truck lines, main channels	100%	
5.	Water Supply Services	5.1	Distribution system	100%	
		5.2	Treatment plant	100%	
6.	Waste Water Services	6.1	Sewer lines	100%	
		6.2	Pumping stations	100%	
		6.3	Treatment plant	100%	
7.	Electric Power Services	7.1	Substations	100%	
		7.2	Distribution system	100%	
		7.3	Rolling stock†	100%	
8.	Police Services	8.1	Police stations	100%	
		8.2	Police vehicles†	0% + 100%†	
		8.3	Equipment and gear	100%	
9.	Ambulance	9.1	Building / Station	100%	
		9.2	Ambulance Vehicles†	0% - 100%†	
		9.3	Equipment and gear	100%	

† - Must have estimated useful life of seven (7) years or more

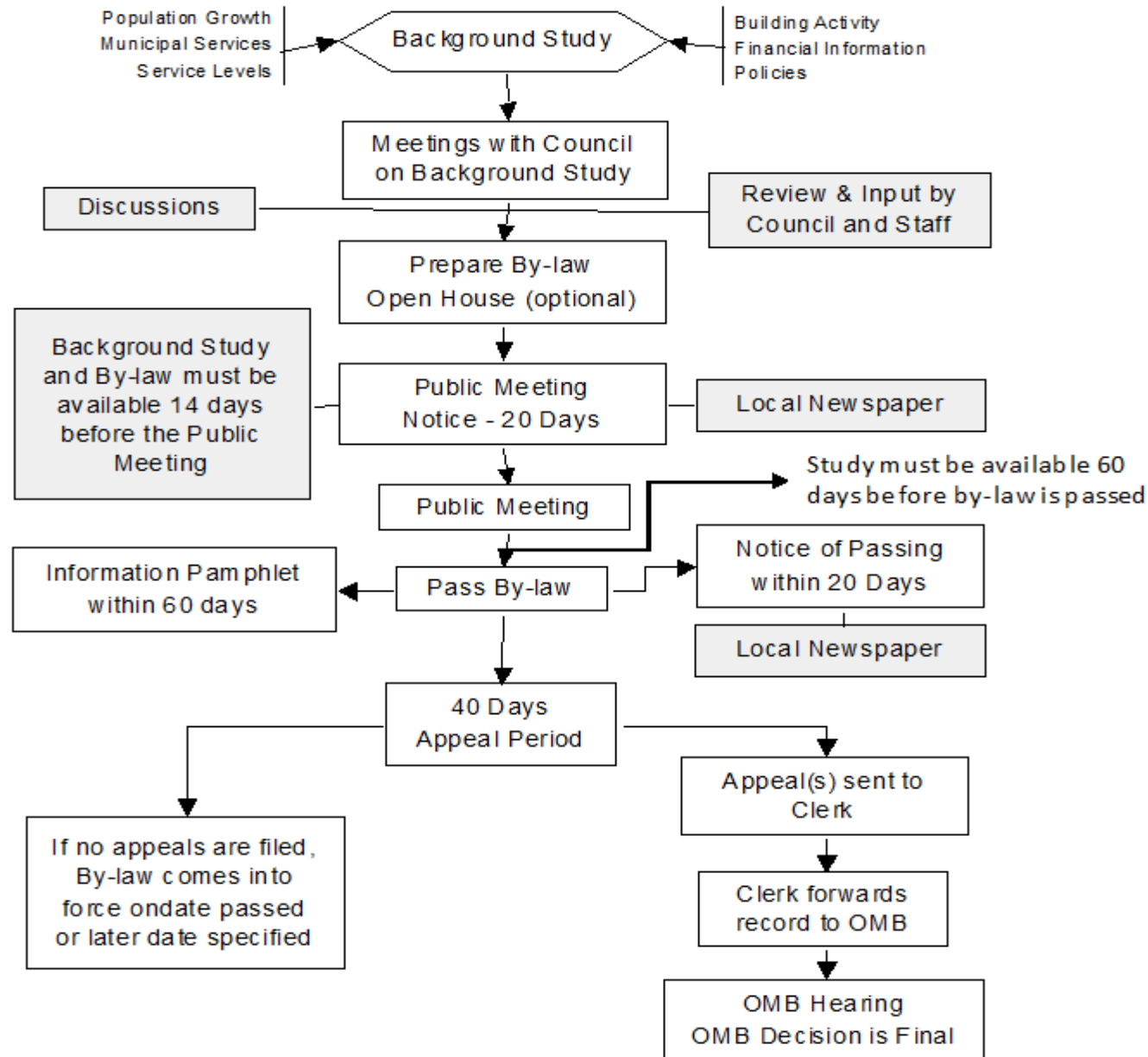
DEVELOPMENT CHARGES ACT

Which Services can be Included?

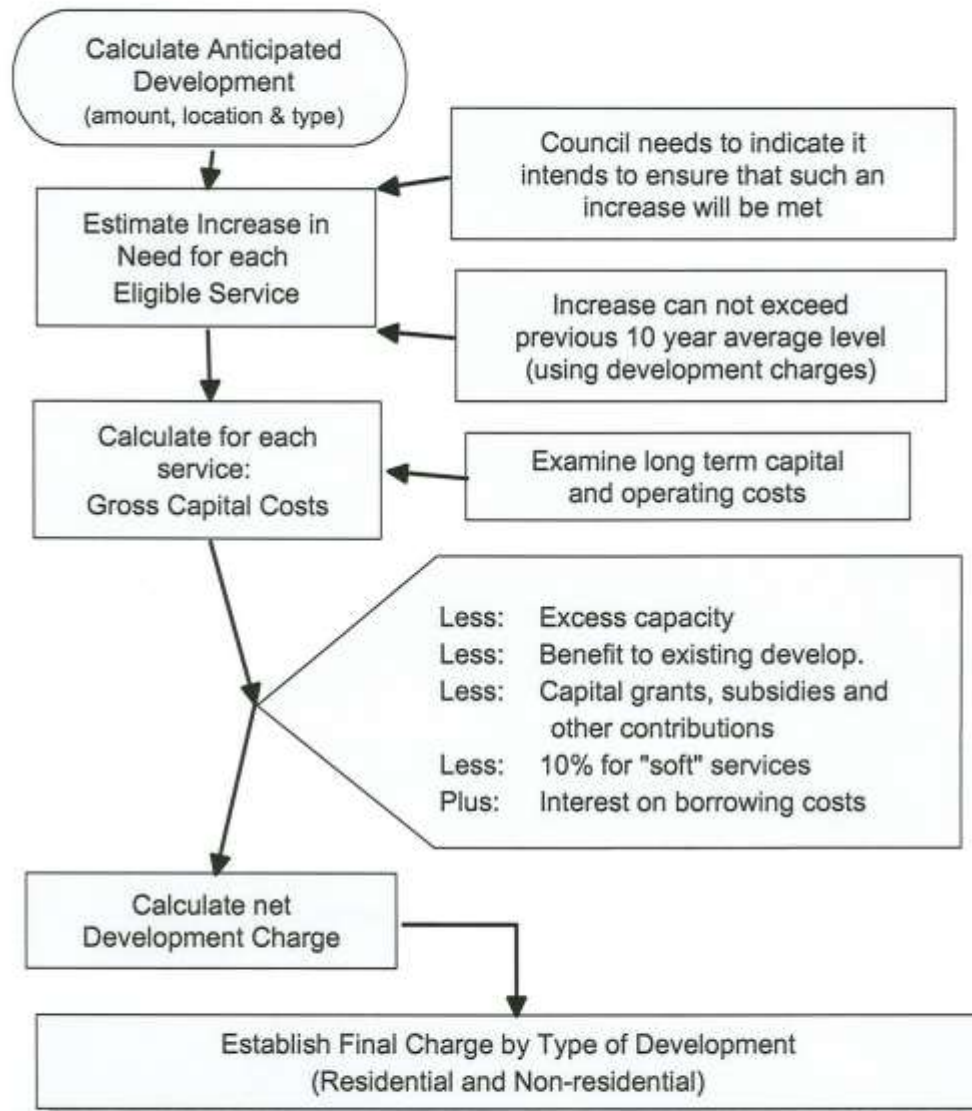
Municipal Service		Components	% Recoverable From Dev.Ch.
<i>Eligible Services</i>			
	10. Library Services	10.1 Buildings & Land	90%
		10.2 Furniture and equipment	90%
		10.3 Circulation materials	90%
		10.4 Studies	90%
	11. Recreational Services	11.1 Arenas	90%
		11.2 Community Centres, Pools	90%
		11.3 Vehicles, rolling stock†	90%†
		11.4 Park development (structures, fields, etc.)	90%
		11.5 Studies	90%
	12. Homes for the Aged	12.1 Buildings and facilities	90%
	13. Day Care	13.1 Buildings and facilities	90%
	14. Social Services	14.1 Buildings and facilities	90%
<i>Ineligible Services</i>			
	15. Ineligible Services	15.1 Town Hall	0%
		15.2 Cultural or entertainment facilities (museums, theatres, art galleries)	0%
		15.3 Tourism facilities including convention centres	0%
		15.4 Parkland acquisition	0%
		15.5 Hospitals (capital contributions)	0%
		15.6 Waste management services & studies	0%
		15.7 Waste management vehicles	0%
		15.8 Computer equipment	0%
		15.9 Administration furniture and equipment (other than computer equipment)	0%
		15.10 Cost to acquire administration land	0%
		15.11 Rolling stock with useful life less than 7 years (ie. riding lawn mowers)	0%

† - Must have estimated useful life of seven (7) years or more

Development Charges Implementation Process



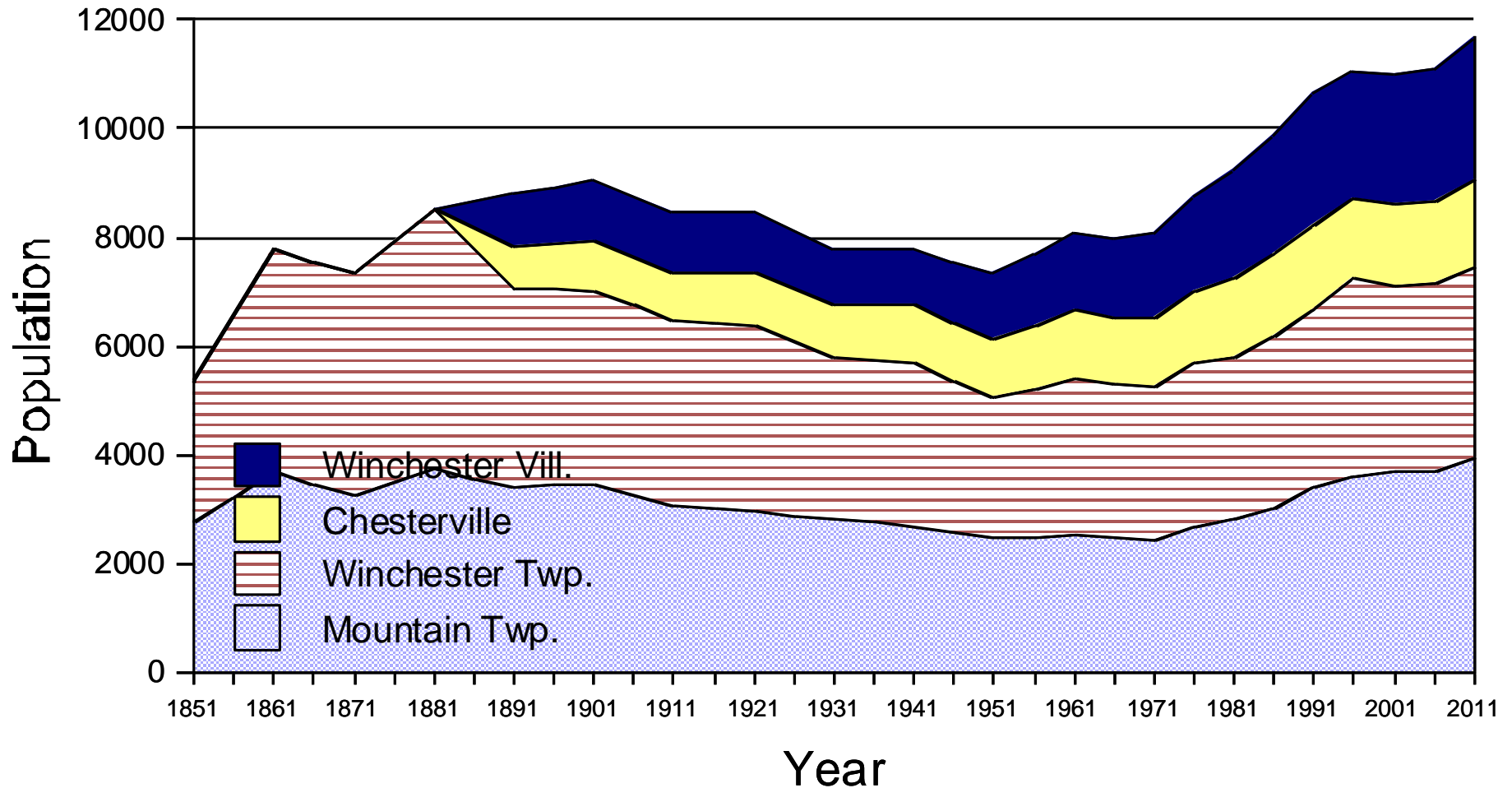
Process for Calculating a Development Charge (Section 5, Development Charges Act, 1997)



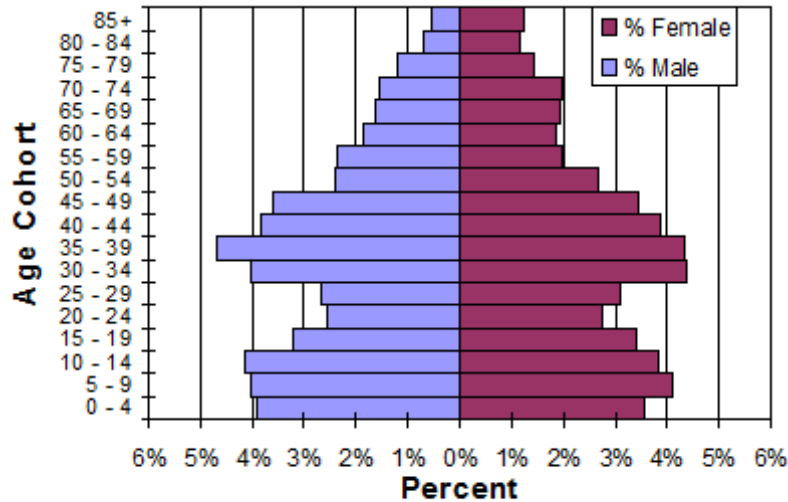
Note: The above simplified flow chart is provided only for illustration purposes. For complete details and legal requirements, consult the Development Charges Act (1997) and the associated Ontario Regulation 82/98.

North Dundas Township

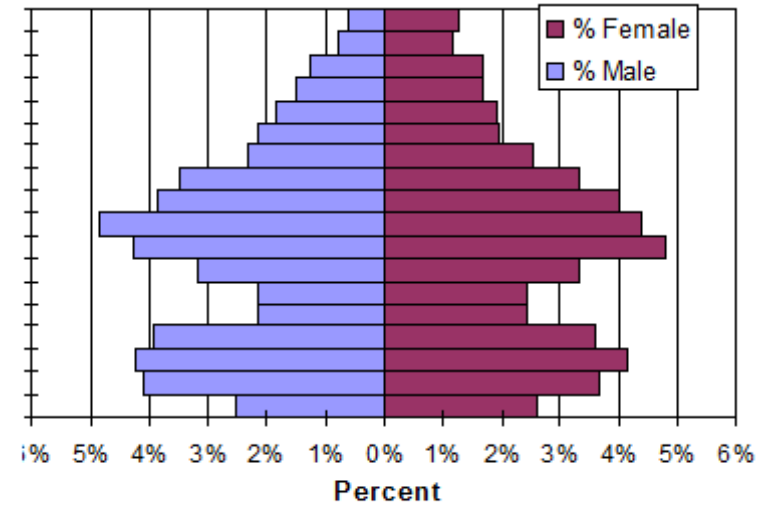
Historical Population 1851-2011



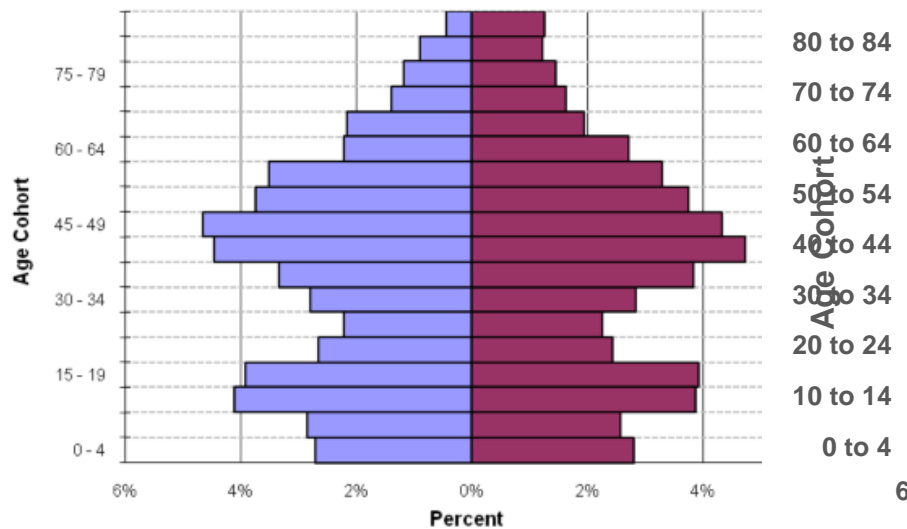
Population Pyramid - 1996
North Dundas



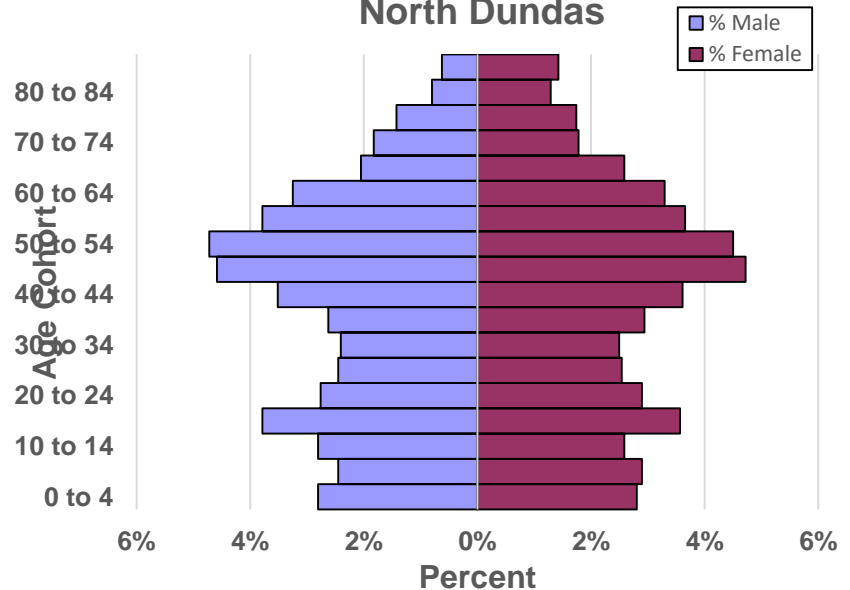
Population Pyramid - 2001
North Dundas



Population Pyramid - 2006
North Dundas

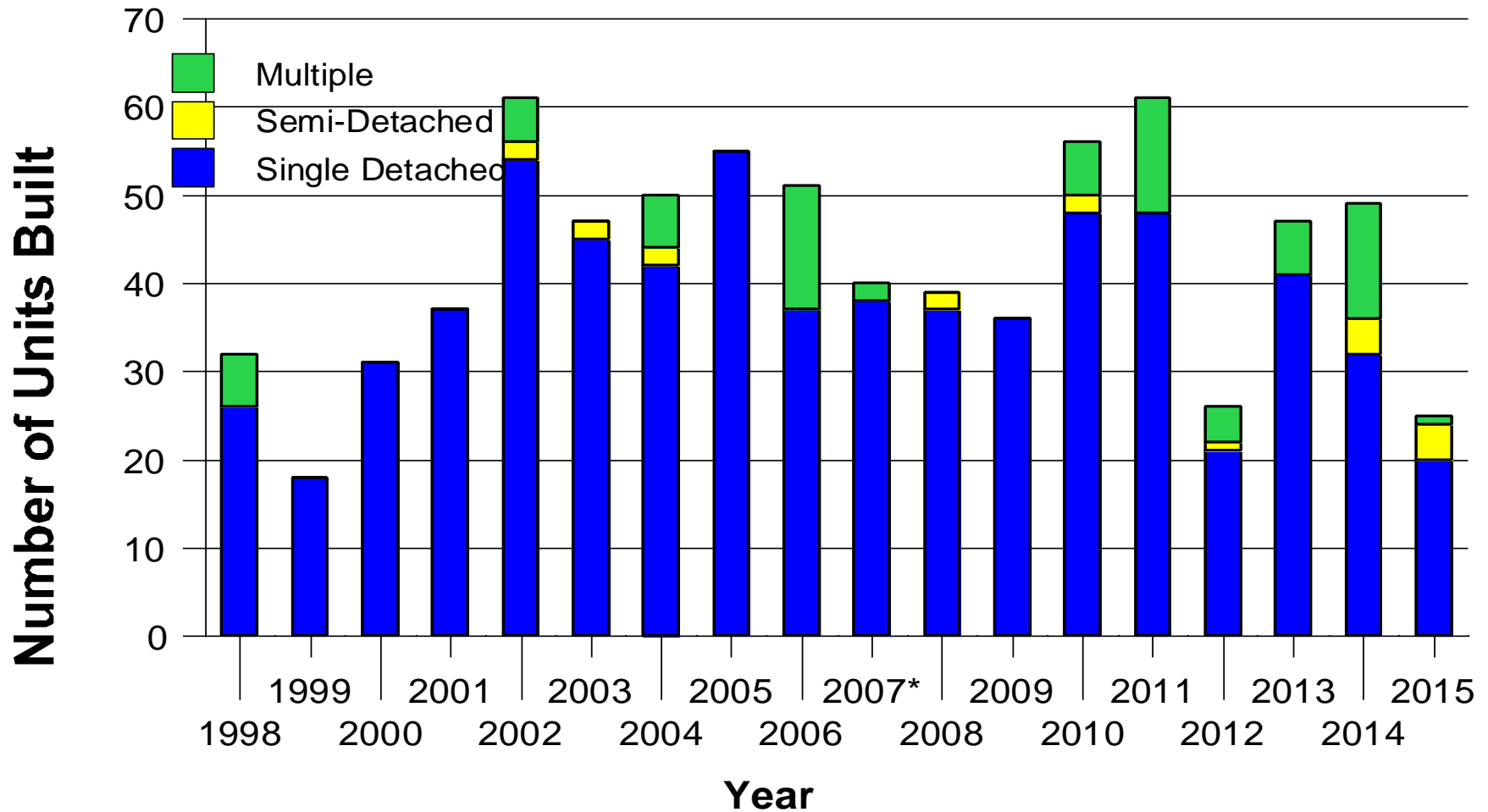


Population Pyramid - 2011
North Dundas

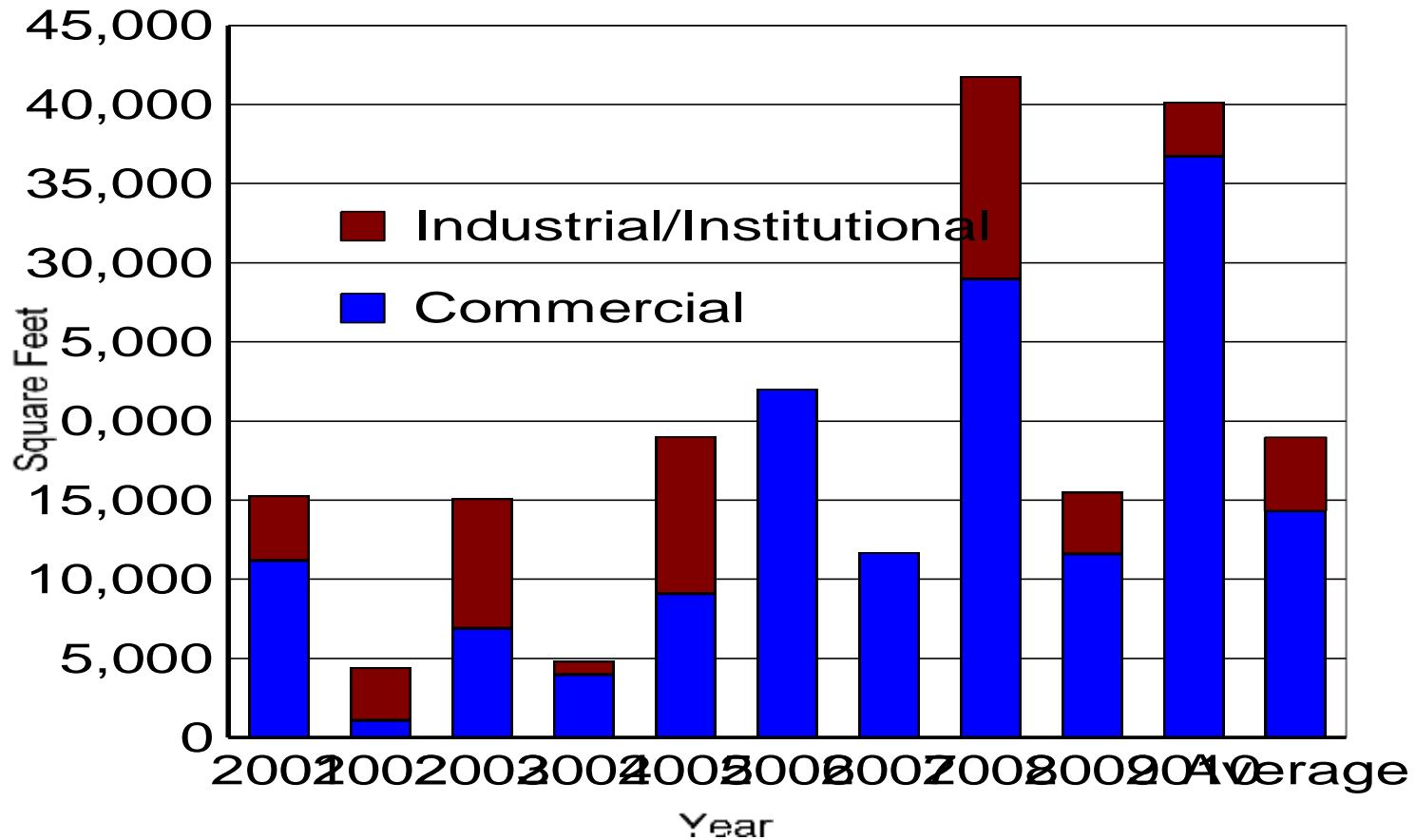


Housing Starts

Since Amalgamation



Commercial & Industrial Development



Calculating Development Charges

- Look back 10 years and project 10 years
- Service levels (can not exceed avg.).
→ 2.25 lawnmowers/1,000 dwellings



Table 5.4

Fire Protection Facilities and Services
Capital Assets Inventory - past 10 years
Township of North Dundas

10 YEARS

Avg.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	10 Year Average
Population	11,014	11,030	11,046	11,063	11,079	11,095	11,213	11,330	11,448	11,565	
Fire Stations (5 locations)	\$1,094,396	\$1,094,396	\$1,094,396	\$1,094,396	\$1,575,776	\$1,575,776	\$1,575,776	\$1,575,776	\$1,575,776	\$1,575,776	\$1,383,224
Fire Stations quality per capita	\$99	\$99	\$99	\$99	\$142	\$142	\$141	\$139	\$138	\$138	\$123.44
Contents	\$456,187	\$456,187	\$456,187	\$456,187	\$456,187	\$456,187	\$456,187	\$456,187	\$456,187	\$456,187	\$456,187
Contents per capita	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$40	\$40	\$39	\$40.78
Quantity per 1,000 capita	0.454	0.453	0.453	0.452	0.451	0.451	0.446	0.441	0.437	0.432	0.447
Fire Station/Contents/per capita	\$141	\$141	\$140	\$140	\$183	\$183	\$181	\$179	\$177	\$176	\$164.22
Vehicles (20)	\$2,387,000	\$2,387,000	\$2,387,000	\$2,387,000	\$2,387,000	\$2,387,000	\$2,387,000	\$2,387,000	\$2,387,000	\$2,510,360	\$2,399,336
Quantity per 1,000 capita	1.725	1.723	1.720	1.717	1.715	1.712	1.694	1.677	1.660	1.729	1.707
Quality per capita	\$217	\$216	\$216	\$216	\$215	\$215	\$213	\$211	\$209	\$217	\$214.47
Total Fire Protection (\$2010)	\$3,937,583	\$3,937,583	\$3,937,583	\$3,937,583	\$4,418,963	\$4,418,963	\$4,418,963	\$4,418,963	\$4,418,963	\$4,542,323	\$4,238,747
Per capita (\$2010)	\$358	\$357	\$356	\$356	\$399	\$398	\$394	\$390	\$386	\$393	\$378.69

Past 10 year Average Level of Service

Table 6.4

**Fire Protection Facilities and Services
Capital Program Forecast (2011-2020)
Township of North Dundas**

10 YEAR PROJECTION

Year	Gross Cost	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Population		11,683	11,789	11,895	11,988	12,081	12,174	12,267	12,360	12,453	12,546
Chesterville & Morewood Fire Station Upgrades	\$125,000							\$65,000		\$60,000	
Fire Equipment/Hall Contents	\$40,000		\$4,000	\$4,000	\$8,000		\$8,000		\$8,000		\$8,000
Pumper Truck/ Vehicle Upgrades	\$220,000					\$50,000			\$90,000		\$80,000
Total Fire Protection (\$2010)	\$385,000	\$0	\$4,000	\$4,000	\$8,000	\$50,000	\$8,000	\$65,000	\$98,000	\$60,000	\$88,000

Service Component	Maximum Allowable *	Capital Forecast	Beyond Avg. Service Level **	Excess Capacity ***
Fire Stations (5)	\$127,738	\$125,000	Nil	Nil
Equipment & Contents	\$ 42,206	\$ 40,000	Nil	Nil
Vehicles	\$221,948	\$220,000	Nil	Nil

* - Based on average service level standards (Table 5.3) plus non-residential growth (+8%)

** - Must be financed from sources other than development charges.

*** - Excess capacity within existing service.

Using 10 year Average Level of Service for the next 10 years

DEDUCTIONS (Less)	Excess capacity
	Benefit to Existing Development
	Capital Grants, Subsidies and other
	Beyond allowable average 10 years
	Capital reduction - 0% or 10%

Total Deductions

NET GROWTH-RELATED CAPITAL COST
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Residential share (87.76% for Vehicles & Equipment; and 92.4%
Non-residential share (8.04%) excluding Farm Buildings
Non-residential share (4.2% Farm Buildings)

	\$	10
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RESIDENTIAL DEVELOPMENT CHARGE

Projected Number of Persons	956	Avg. Development Charge per unit	\$	3.
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NON-RESIDENTIAL DEVELOPMENT CHARGE

Development charge is then split between Residential, Non-residential, and Farm Buildings (according to projected growth)

Development Charges Index to Inflation - April 14, 2016

Schedule of Development Charges by Type of Dwelling Unit

RESIDENTIAL DEVELOPMENT CHARGES	
Type of Unit	Development charge per unit
Single Detached	\$3,726
Semi-detached / Duplex	\$3,478
Row Dwelling / Townhouse	\$2,981
Apartment 3 bedroom	\$2,857
Apartment 2 bedroom	\$2,608
Apartment 1 bedroom	\$1,987
Apartment Bachelor	\$1,491

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.	\$0.6561	-	-	-	-
2,501-5,000 S.F.	\$0.6561	\$0.33	-	-	-
5,001-30,000 S.F.	\$0.6561	\$0.33	\$0.16	-	-
30,001-55,000 S.F.	\$0.6561	\$0.33	\$0.16	\$0.10	-
55,001 S.F. +	\$0.6561	\$0.33	\$0.16	\$0.10	\$0.05

S.F. - Square Feet

FARM BUILDING DEVELOPMENT CHARGES

per sq.ft. of Gross Floor Area

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	\$0.1669	-	-	-
2,501 to 5,000 S.F.	Nil	\$0.1669	\$0.0834	-	-
5,001 to 10,000 S.F.	Nil	\$0.1669	\$0.0834	\$0.042	-
10,001 S.F. +	Nil	\$0.1669	\$0.0834	\$0.042	\$0.021

S.F. - Square Feet

We only Charge for Fire Services (Vehicles & Equipment)

Municipal Service	Administration	Public Works				Transportation		Fire Services			Recreation			Chesterville	Totals
	Development Charges Study	Garage	Equipment & Furniture	Unlicensed Vehicles	Licensed Vehicles	Sidewalks	Roads	Fire Station	Equipment & Gear	Vehicles	Arena (Contents)	Buildings & Facilities	Equipment	Subdivision Pumping Station	Reserve Fund Total
Balance as of the 1st day of January 2015	\$ 23,375.89	\$ 143,432.14	\$ -534.55	\$ 70,751.88	\$ 17,734.91	\$ -754.99	\$ 79,955.44	\$ 116,659.57	\$ 14,384.55	\$ 128,237.98	\$ 8,431.53	\$ 75,890.25	\$ -4,033.13	\$ 0.00	\$ 673,290.37
Residential Dev. Chrgs Received	1,295.85	6,258.42	1,889.77	4,255.73	7,744.80	2,503.37	18,775.27	7,823.03	2,378.08	13,079.51	1,219.44	4,572.88	4,288.03	1,785.72	77,649.72
Non-Residential Dev. Chrgs Received	186.07	900.23	243.06	612.16	1,114.03	393.09	2,700.69	1,125.29	1,125.29	2,089.93					9,711.54
From Subdiv. Dev. Chrgs Received								1,185.38		6,487.44					7,672.79
Total Dev. Charge Received	\$ 1,481.92	\$ 7,158.65	\$ 1,932.84	\$ 4,867.89	\$ 8,858.83	\$ 2,896.46	\$ 21,475.96	\$ 9,948.32	\$ 3,503.43	\$ 21,566.87	\$ 1,219.44	\$ 4,572.88	\$ 4,288.03	\$ 1,785.72	\$ 95,040.05
Accrued Interest - Residential	117.52	587.67	183.27	386.02	702.50	227.07	1,703.02	709.59	215.71	1,186.38	110.61	414.79	387.13	11.25	8,892.54
Accrued Interest - Non-Residential	15.31	74.06	20.03	50.38	91.85	29.62	222.18	92.58	31.28	171.93					798.95
Accrued Interest - Farm Building										433.35					433.35
Total Accrued Interest	132.83	661.73	203.27	436.38	794.35	256.69	1,925.20	802.17	325.75	1,759.67	110.61	414.79	387.13	11.25	9,203.63
SUB-TOTAL	\$ 1,614.75	\$ 7,820.39	\$ 2,136.11	\$ 5,304.26	\$ 9,653.18	\$ 3,153.15	\$ 23,401.16	\$ 9,750.49	\$ 4,285.19	\$ 23,455.54	\$ 1,330.05	\$ 4,987.68	\$ 4,675.16	\$ 1,796.97	\$ 103,243.68

I, John Ganeu, hereby certify that the above statements are in compliance with Section 59.1 of the Development Charges Act, 1997, as amended

Non-Residential Dev. Chrgs	\$12,471.91	\$12,471.91
Discounted Services	\$11,542.08	\$104,330.96
Credits Utilized		
Total	\$25,348.05	\$530,362.09

2015 Capital Projects:	Budget Amount	Actual Amount	Budget Amount D.C. %	Eligible Amount D.C. %	Amount Withdrawn	Amount Financed from Reserves	Amount Financed from 2015 Taxation	Grants/Other Contributions	Total Financing
2015 Fire Dept. Air Filling Station	\$41,912.00	\$46,742.00	\$22,000.00	\$25,000.00	\$22,000.00	\$18,242.00	\$0.00	\$5,000.00	\$46,742.00
2015 Fire Dept. Culvert Bridge	\$0.00	\$0,047.71	\$0.00	\$0,047.71	\$0.00	\$47.71	\$0.00	\$0.00	\$47.71
2015 Public Works Garage	\$90,000.00	\$96,989.83	\$160,000.00	\$98,388.83	\$196,000.00	\$398,398.83	\$0.00	\$0.00	\$596,989.83
2015 Fire Road Side Mower/Cutler (Unlicensed)	\$12,000.00	\$11,649.30	\$12,000.00	\$11,649.30	\$11,649.30	\$0.00	\$0.00	\$0.00	\$11,649.30
2015 Chairs for Joel Stew Centre (Arena)	\$11,280.00	\$12,231.00	\$6,000.00	\$12,231.00	\$11,000.00	\$0.00	\$1,231.00	\$0.00	\$12,231.00
2015 Change Room Emergency Lighting	\$750.00	\$1,023.12	\$750.00	\$920.81	\$920.81	\$0.00	\$102.31	\$0.00	\$1,023.12
Totals	\$629,442.00	\$670,691.96	\$204,250.00	\$648,837.85	\$245,070.11	\$419,288.14	\$1,333.31	\$5,000.00	\$670,691.96

Chesterville Pumping Station	2 connections @	\$105.24	=	\$1,190.48	Interest @ 11.25
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I, John Ganeu, hereby certify that the above statements are in compliance with Section 59.1 of the Development Charges Act, 1997, as amended

John Ganeu, Treasurer
Township of North Dundas

Date: _____



-246,271.84

530,362.21

Year end: 2015



Municipal Service	Public Works				Transp
	Garage	Equipment & Furniture	Unlicenced Vehicles	Licenced Vehicles	Sidewalks
Balance as of the 1st day of January 2015	\$ 143,432.14	\$ -534.55	\$ 70,751.68	\$ 17,734.01	\$ -764.99
Residential Dev. Chrgs Received	6,258.42	1,689.77	4,255.73	7,744.80	2,503.37
Non-Residential Dev. Chrgs. Received	900.23	243.06	612.16	1,114.03	360.09
Farm Buildings Dev. Chrgs Received					
Total Dev. Charge Received	\$ 7,158.65	\$ 1,932.84	\$ 4,867.88	\$ 8,858.83	\$ 2,863.46
Accrued Interest - Residential	567.67	153.27	386.02	702.50	227.07
Accrued Interest - Non-Residential	74.06	20.00	50.36	91.65	29.62
Accrued Interest - Farm Building					
Total Accrued Interest	641.73	173.27	436.38	794.15	256.69
SUB-TOTAL	\$ 7,800.39	\$ 2,106.10	\$ 5,304.26	\$ 9,652.98	\$ 3,120.16
LESS					
Development Charges Refunded	0.00	0.00	0.00	0.00	0.00
Transfers to Capital Fund	-196,000.00	0.00	-11,649.30	0.00	0.00
Amount Borrowed by Municipality	0.00	0.00	0.00	0.00	0.00
Interested on Borrowed Amount	0.00	0.00	0.00	0.00	0.00
SUB-TOTAL	-196,000.00	0.00	-11,649.30	0.00	0.00
CLOSING BALANCE - December 31, 2015	-44,767.47	1,571.55	64,406.64	27,386.98	2,355.17
2015 Capital Projects:					
	Actual Amount	Budget Amount D.C.'s	Amount Withdrawn	Amount Financed from Reserves	Grants/Other Contributions
2015 Fire Dept. Air Filling Stations	\$46,742.00	\$22,000.00	\$22,500.00	\$19,242.00	\$5,000.00
2015 Fire Dept. Cutters Edge	\$3,047.71	\$3,500.00	\$3,000.00	\$47.71	\$0.00
2015 Public Works Garage	\$595,998.83	\$160,000.00	\$196,000.00	\$399,998.83	\$0.00
2015 7ft Road Side Mower/Cutter (Unlicenced)	\$11,649.30	\$12,000.00	\$11,649.30	\$0.00	\$0.00

How many Ontario Municipalities Have DC's?

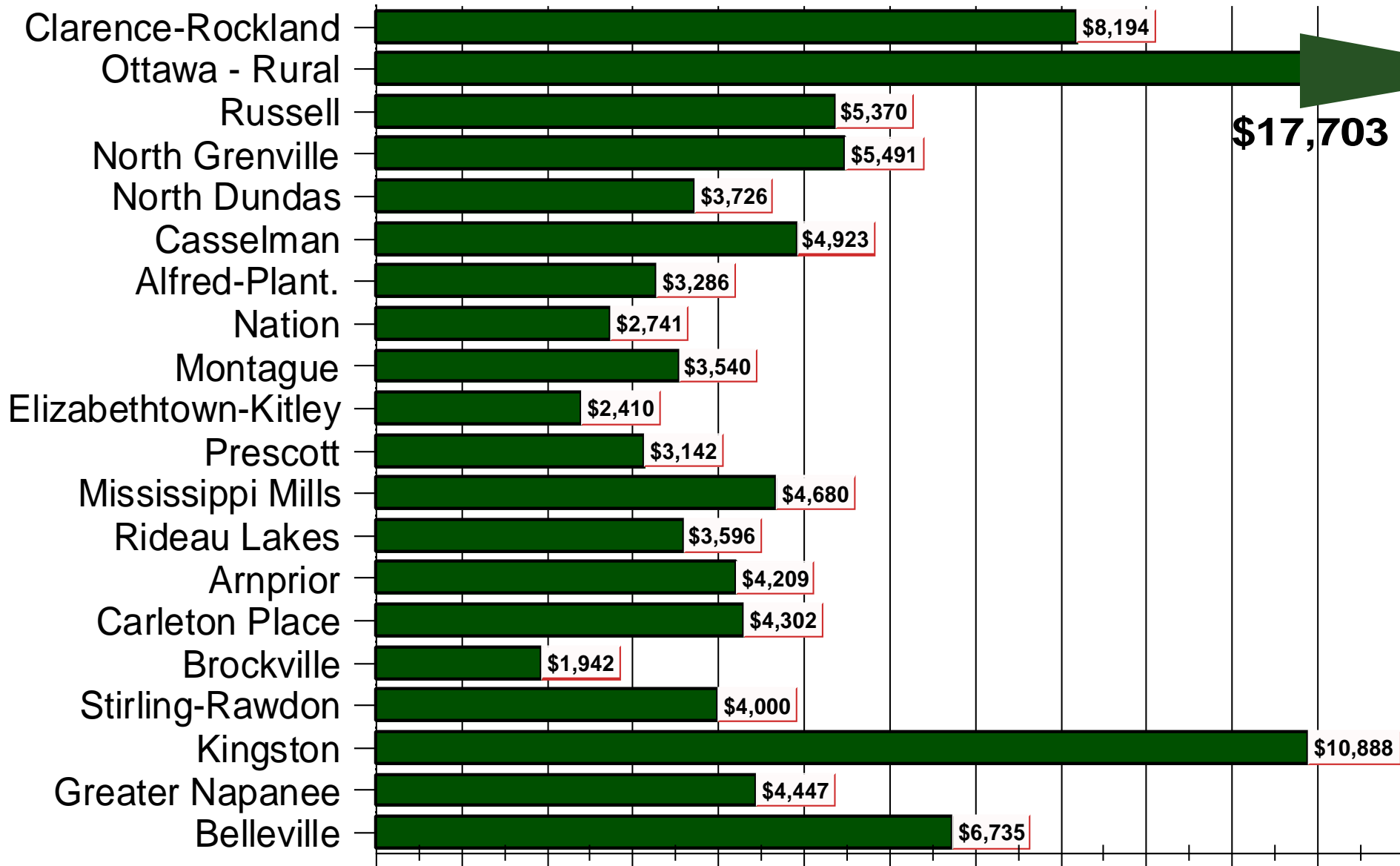
Based on Survey of Municipalities:

Population Range	# of Municipalities within the range	# of Municipalities with DC By-laws	%
0 - 2,500	134	5	4%
2,500 - 5,000	57	14	25%
5,000 - 10,000	80	43	54%
10,000 - 25,000	79	68	86%
25,000 - 100,000	59	44	75%
100,000+	34	31	91%
Total	443	205	46%

86%

SDG = 17%

Rural Area Development Charges



Note: No Water or Sanitary Sewer Charges Included

Data from websites: August 2016

DEVELOPMENT CHARGE BY-LAWS

ADVICE:

- Keep the charge reasonable for your area (comparable and “baby steps”).
- Take into consideration “economies of scale” for non-residential development.

QUESTIONS AND COMMENTS

In the spirit of the Act...

Section 12.1 of the DCA states:

“Any person who attends a meeting under this section may make representations relating to the proposed by-law.”

Thank You!

Calvin Pol BES(Hons), MCIP, RPP

Director of Planning, Building and Enforcement

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