

## **The Corporation of the Township of Cramahe**

### **Development Charges**

*Clark Consulting Services* was retained by The Corporation of the Township of Cramahe to prepare a 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 Township 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 Cramahe Development Charges By-law.

### **Legislative Basis**

The *Development Charges Act, 1997* was given royal assent on December 8, 1997. 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 may 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 Cramahe are:

- ▶ Administration
- ▶ Public Works
- ▶ Protection of Persons and Property
  - ▶ Fire Protection
  - ▶ Emergency Measures
  - ▶ By-law Enforcement
  - ▶ Community Policing
- ▶ Recreation and Culture
  - ▶ Arenas and Parks
  - ▶ Libraries
  - ▶ Cemeteries

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 Charge:**

Type of Residence	Per Unit Charge
Single Detached Dwelling Unit	\$ 11,096.18
Townhouse Dwelling Unit	\$ 8,876.94
Multiple Dwelling Unit	\$ 6287.83

Non-Residential	per m <sup>2</sup>	per f <sup>2</sup> t
	\$ 17.99	\$ 1.67

Green Energy	
Solar	\$ 8,805.67
Wind	\$ 8,805.67

**Solar:** per 500 kW - first 100 kW generating capacity exempt.

**Wind:** per Turbine within a Wind Turbine System in excess of 100 kW generating capacity.

**The General Purpose of the Annual Statement of the Treasurer** is to document each development charge reserve fund, services covered, development charge collections, interest earnings, funding transfers, borrowing and

landowner credit transactions.

This annual statement may be reviewed at the Cramahe Municipal Administrative Building during office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

**The Development Charge** will be payable prior to final approval of a consent planning application or at the time of 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 Township 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 Township staff.

**Development Charges Brochure**



**The Corporation of the Township of Cramahe**

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This brochure was prepared in accordance with Ontario Regulation 82/98, Section 9 (14)

By-law 2021-08

For additional information contact:

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