

The Corporation of the Municipality of Trent Hills

Development Charges

Clark Consulting Services was retained by The Corporation of the Municipality of Trent Hills 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 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 Municipality of Trent Hills 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 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 Municipality of Trent Hills are:

- ▶ Administration
- ▶ Protection of Persons and Property
 - Including:
 - ▶ By-law Enforcement
 - ▶ Fire Protection
 - ▶ Emergency Measures
 - ▶ Public Works - Roads, Buildings and Equipment
- ▶ Recreation and Culture
- ▶ Library
- ▶ Health Services
- ▶ Storm Water- Specific Area Charge

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 for a library
- ▶ studies undertaken in connection with the above matters.

Schedule of Development Charges

Municipal Wide:

Residential (per unit):

Single detached	Semi-detached	Other
\$4,000.00	\$3,200.00	\$2,266.67

Non-residential: \$7.42/sq. m.

Specific Area Charge:

Storm water Management (per unit): (for lands in a Storm water service area, Campbellford)

Single detached	Semi-detached	Other
\$78.50	\$62.80	\$44.48

Non-residential: \$0.40/sq. m

The Development Charge will be payable 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.

Green Technology and LEED Discount

Section (see Section II):

Green Technologies: 5%

(Solar hot water system; transpired solar collectors; solar photovoltaic system; permeable pavement; storm water cistern; ultra low flow water appliances; approved grey water systems)

LEED Certified:	20%
LEED Silver:	22.5%
LEED Gold:	25%
LEED Platinum :	27.5%

(Certified and registered with the *Canada-Green Building Council* as meeting the applicable LEED Canada 1.0 Rating System (or its successor))

The Corporation of the
Municipality of Trent Hills



Come for a visit. Stay for a lifestyle.

Development Charges Brochure

January, 2011

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

For additional information contact :

The Corporation of the
Municipality of Trent Hills
P.O. Box 1030, 66 Front Street South
Campbellford, ON K0L 1L0
Telephone: (705) 653-1900
Fax: (705) 653-5904

info@trenthills.ca
www.trenthills.ca