

The Corporation of the Township of Alnwick/Haldimand

Development Charges

Clark Consulting Services was retained by The Corporation of the Township of Alnwick/Haldimand to prepare a Continuing 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 Township of Alnwick/Haldimand Charges By-law.

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 shall 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
- Agricultural buildings and structures

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 Alnwick/Haldimand are:

- General Government
- Protection of Persons
 - By-Law Enforcement
 - Fire Protection
 - Emergency Measures
 - Community Policing
- Public Works
 - Roads
 - Buildings and Equipment
- Arena
- Recreation and Community Centres
- Library Services
- Cemeteries
- Bulk Water Services (Township Wide)
- Grafton Water Services (Special Area Charge)

Capital Costs include:

- acquisition of land
- improvements to lands

- acquisition, construction or improvement of buildings or structures
- acquisition, construction or improvement of buildings or 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:	\$ 10,205.70 / dwelling unit
Non-residential:	\$ 18.04/m ² (\$1.68 ft ²)

Green Energy:

Solar:	\$ 7,222.41 per 500 kW generating capacity, with the first 100 kW generating capacity exempt.
Wind:	\$ 7,222.41 per Turbine within a Wind Turbine System in excess of 100 kW generating capacity.

Area Specific:

Grafton Water Supply: Within the area served by Grafton Water:

Residential:	\$ 6,261.71 / dwelling unit
Non-Residential:	\$ 5.57 /m ² (\$0.52 ft ²)

The Development Charge will be payable prior to final approval of a consent planning application or 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

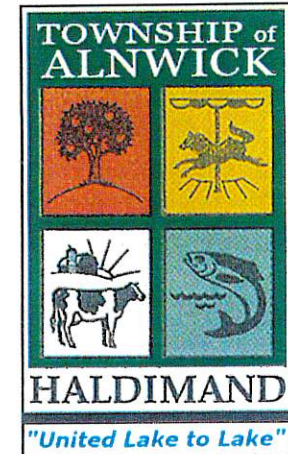
An agreement is executed with the Municipality to make other arrangements.

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.

Development Charges Brochure



THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND

January 1, 2021

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

For additional information contact :

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