

DESIGNATED MUNICIPAL SERVICES

Developments charges will be phased in starting at \$2,500 on September 1, 2014 and ending at \$3,000 during the fifth year of the By-law.

Category of Municipal Service	Sept 1, 2014	Sept 1, 2015	Sept 1, 2016	Sept 1, 2017	Sept 1, 2018
Administration /Development Charges Study (2%)	\$50.00	\$52.50	\$55.00	\$57.50	\$60.00
Road Systems (87%)	\$2,175.00	\$2,283.75	\$2,392.50	\$2,501.25	\$2,610.00
Facilities (11%)	\$275.00	\$288.75	\$302.50	\$316.25	\$330.00
Total (100%)	\$2,500.00	\$2,625.00	\$2,750.00	\$2,875.00	\$3,000.00

DEVELOPMENT CHARGES RATE

The development charge is proportioned to the municipal service category summarized in the chart below:

DEVELOPMENT CHARGES RATE

Service Area	Portion
Administration/Development Charge Study	2%
Road Systems	87%
Facilities	11%

Township of Drummond/North Elmsley
310 Port Elmsley Road
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DEVELOPMENT CHARGES BROCHURE

DEVELOPMENT CHARGES BY-LAW
2014-044



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Township of Drummond/North Elmsley prepared a Background Study and based on its findings passed Development Charges By-law 2014-044 to impose development charges for the period from September 1, 2014 to September 1, 2019 against lands where such development would result in the need for additional municipal services.

This pamphlet summarizes the Township's Development Charges By-law and the information contained herein is intended only as a guide. Applicants should review the By-law and consult with the Planning or Building Departments to determine the applicable charges that may apply to specific development proposals.

PURPOSE OF DEVELOPMENT CHARGES

Development Charges are used to generate revenue towards the increased cost of services within the municipality that occur as a result of growth and development. The intention is to allow the municipality to maintain the current level of service for residents of the municipality, while collecting funds from new development to help offset the cost of additional services. Development charges that are collected by the municipality are put into reserve funds until such time as a capital expenditure is made.

WHO PAYS DEVELOPMENT CHARGES?

The By-Law applies to all lands and associated buildings and structures within the geographic limits of the Township. Development charges are applied to all new residential dwellings created in the Township but are not applied to accessory buildings and structures such as garages, sheds and swimming pools. Specifically, development charges are applied for the following residential uses:

- (a) single detached dwelling
- (b) semi-detached dwelling
- (c) duplex dwelling
- (d) triplex dwelling
- (e) converted dwelling
- (f) accessory dwelling

SERVICE AREAS

Development charges are collected to pay for capital expenditures in three service areas:

- Administration/Development Charges Study
- Roads (upgrades and improvements)
- Facilities (upgrades and improvements)

Detailed information on the service areas and the proposed expenditures in each area are included in the Background Study, available on the Township's website or for viewing at the Township office during normal business hours.

WHEN IS THE DEVELOPMENT CHARGE PAID?

The development charge is due on the date a building permit is issued for the subject property, unless an agreement is entered into with the Township of Drummond/North Elmsley for alternate arrangements.

ANNUAL STATEMENT

The Treasurer of the Township of Drummond/North Elmsley is required to prepare an annual statement detailing the services for which development charges have been collected, how the funds have been spent, what funds if any have been borrowed and how much interest has accrued.

This statement is submitted to Council as well as to the Ministry of Municipal Affairs and Housing, and is available for public viewing after completion, at the Township office during normal business hours.