

DEVELOPMENT CHARGES RATE

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

Service Area	Portion
Development Charge Study	4%
Fire Protection	8%
Public Works	88%

Township of Drummond/North Elmsley
310 Port Elmsley Road
RR 5
Perth ON K7H 3C7

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DEVELOPMENT CHARGE (\$)	
162	
328	
3,510	
\$4,000	TOTAL:
SERVICE AREA	
Development Charges Study	
Fire Protection	
Public Works	
Facilities	

DEVELOPMENT CHARGES BROCHURE

DEVELOPMENT CHARGES
BY-LAW 2019-



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The Township of Drummond/North Elmsley prepared an updated Background Study and subsequently passed Development Charges By-law 2019-xxx to impose development charges for the period from September 1, 2019 to August 31, 2024 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.