

## **The Corporation of the Township of Rideau Lakes Development Charges**

*Clark Consulting Services* was retained by The Corporation of the Township of Rideau Lakes 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 Rideau Lakes 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 Rideau Lakes are:

- ▶ Planning Services
- ▶ Roads and Bridges
- ▶ Streetlighting
- ▶ Fire & Rescue
- ▶ Emergency Management
- ▶ By-law Enforcement
- ▶ Police Services
- ▶ Community & Leisure
- ▶ Library
- ▶ Environmental Services

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:

Type of Development		
Residential Per Housing Unit	Jan 1, 2012	\$1,700.00
	Jan 1, 2013	\$1,800.00
	Jan 1, 2014	\$1,900.00
Non Residential	per m <sup>2</sup>	per ft <sup>2</sup>
	\$9.15	\$0.85

Area Specific Charge:

Solar PV facilities:

**\$ 3,584.02 per 500kW of rated capacity.**

Exemption for installations of less than 500 kW capacity.

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 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.



**The Corporation of  
the Township of  
Rideau Lakes**

**Development Charges  
Brochure**

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

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