



CORPORATION OF THE TOWN OF ERIN
DEVELOPMENT CHARGES PAMPHLET – 2011
Effective July 29th, 2011

This pamphlet summarizes the Town of Erin's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-Law 2009-35 and consult with the Building Department to determine the charges that may apply to specific development proposals.

Development Charge By-Law No. 2009-35 is available for inspection in the Municipal Office during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m. and on the Town's website at www.erin.ca

CORPORATION OF THE TOWN OF ERIN

DEVELOPMENT CHARGES

Purpose of Development Charges

The general purpose for which development charges are imposed by the Town is to assist in providing the infrastructure required by future development in the municipality by establishing a viable capital funding source to meet the Town's financial requirement.

The Council of the Town of Erin passed By-law No. 2009-35 on July 28th, 2009 under subsection 2(1) of the *Development Charges Act, 1997*. DC By-law No. 2009-35 includes both development charges which are applicable on a Town-wide basis and area specific development charges which are payable in addition to the Town-wide charge.

Development Charge Rules

The rules for determining if a development charge is payable in a particular case and for determining the amount of the charge are as follows:

1. The development charge by-law applies to all lands in the Town of Erin.
2. Development charges are payable prior to issuance of a building permit.
3. The following uses are wholly exempt from development charges under this by-law:
 - Lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*;
 - A public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, Chap.P.40, as amended, or any successor thereof; and
 - The development of non-residential farm buildings constructed for bona fide farm uses, which qualify as a farm business, being that which operates with a valid Farm Business Registration Number and is assessed in the Farmland Realty Tax Class.
4. Development charges imposed pursuant to this By-law shall be adjusted annually without amendment to this By-law, commencing on the first anniversary date of this By-law and each anniversary date thereafter, in accordance with the prescribed index in the Act.

Town-Wide Development Charges

A list of the municipal services for which the Town-wide development charges are imposed and the amount of the charge by development type, are as follows:

SERVICE	RESIDENTIAL				NON-RESIDENTIAL
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom	Multiple Dwellings	(per ft ² of Gross Floor Area)
Town-Wide					
Services Related to a Highway	\$3,127	\$1,943	\$1,336	\$2,499	\$1.93
Other Transportation Services	481	299	206	385	0.29
Fire Protection Services	963	599	412	770	0.42
Outdoor Recreation Services	718	446	307	573	0.04
Indoor Recreation Services	2,099	1,304	896	1,678	0.14
Administration	520	323	222	416	0.32
Sub-Total	\$7,908	\$4,914	\$3,379	\$6,321	\$3.14
Urban Service Areas					
Water Supply Services	\$4,891	\$3,039	\$2,090	\$3,909	\$1.85
Sub-Total	\$4,891	\$3,039	\$2,090	\$3,909	\$1.85
TOTAL (in Urban Service Area)	\$12,799	\$7,953	\$5,469	\$10,230	\$4.99

Purpose of the Town's Treasurer's Statement

The purpose of the annual Statement of the Treasurer is to document the continuity of each development charge reserve fund, including services covered, development charge collections, interest earnings, funding transfers, borrowing and landowner credit transactions.

The Treasurer's annual statement may be reviewed by the public in the Municipal Office during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

Further Information

For additional information, please contact:

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