



CORPORATION OF THE TOWN OF ERIN

DEVELOPMENT CHARGES PAMPHLET – 2020

Charges effective January 1st, 2020

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

The information contained herein is intended only as a guide. Applicants should review By-Law 2019-32 and consult with the Building Department to determine the charges that may apply to specific development proposals.

Development Charges By-Law No. 2019-32 is available for inspection at the Municipal Office during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m. and on the Town's website at www.erin.ca > select 'Town Hall' then 'Departments' then 'Building Department' then 'Related By-Laws'.

CORPORATION OF THE TOWN OF ERIN

DEVELOPMENT CHARGES

Purpose of Development Charges

Development charges provide for the recovery of growth-related capital expenditures which result from new development within the Town of Erin boundaries.

The Town of Erin passed By-law No. 2019-32 on July 22nd, 2019 under subsection 2(1) of the *Development Charges Act, 1997*. This By-law identifies 'Town-wide services' and 'Water supply services' and includes a schedule of rates which apply to both residential and non-residential development. On an annual basis (Jan 1st), these rates are indexed.

Development Charges 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 January 1st each year thereafter, in accordance with the prescribed index in the Act.

Municipal Wide Development Charges

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

RATES EFFECTIVE > January 1, 2020

SERVICE	RESIDENTIAL					
	SINGLE and SEMI-DETACHED DWELLING	MULTIPLES	APARTMENTS 2 BEDROOMS +	APARTMENTS BACHELOR and 1 BEDROOM	SPECIAL CARE/SPECIAL DWELLING UNITS	NON-RESIDENTIAL per sq ft of Gross Floor Area
	Annual Indexing 3.3%	Annual Indexing 3.3%	Annual Indexing 3.3%	Annual Indexing 3.3%	Annual Indexing 3.3%	Annual Indexing 3.3%
Municipal Wide Services:						
Transportation Services	\$ 8,096	\$ 5,867	\$ 4,102	\$ 3,486	\$ 2,789	\$ 4.53
Fire Protection Services	\$ 2,560	\$ 1,855	\$ 1,297	\$ 1,102	\$ 882	\$ 1.44
Parks and Recreation Services	\$ 5,311	\$ 3,848	\$ 2,691	\$ 2,286	\$ 1,829	\$ 1.02
Administration - Studies	\$ 1,861	\$ 1,349	\$ 943	\$ 802	\$ 641	\$ 0.77
Total Municipal Wide Services	\$ 17,828	\$ 12,920	\$ 9,034	\$ 7,676	\$ 6,142	\$ 7.77
Urban Services:						
Water Services	\$ 5,192	\$ 3,762	\$ 2,631	\$ 2,235	\$ 1,788	\$ 2.10
Total Urban Services	\$ 5,192	\$ 3,762	\$ 2,631	\$ 2,235	\$ 1,788	\$ 2.10
GRAND TOTAL - RURAL AREA	\$ 17,828	\$ 12,920	\$ 9,034	\$ 7,676	\$ 6,142	\$ 7.77
GRAND TOTAL - URBAN SERVICED AREA	\$ 23,020	\$ 16,682	\$ 11,665	\$ 9,911	\$ 7,930	\$ 9.87

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 at the Municipal Office during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m.

Further Information

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