

## **DEVELOPMENT CHARGES RULES**

The rules for determining if a development charges fee is payable in a particular case are as follows:

1. Development charges fees are payable under the by-law prior to issuance of a building permit which creates a new dwelling unit.
2. The schedule of development charges fees may be adjusted annually as of June 1<sup>st</sup> each year, in accordance with the Statistics Canada Quarterly, Construction Price Standards for the most recent year over year period.
3. The following uses are wholly exempt from Township Development Charges:
  - A place of worship and land used in connection with place of worship;
  - Lands owned by and used for purposes of a municipality, local board thereof or a board of education;
  - An interior alteration to an existing building or structure which does not change or intensify the residential use of the land;

- The enlargement of an existing residential dwelling unit or the creation of one or two additional units where specific conditions are met;
  - Industrial buildings;
  - Commercial buildings;
  - Hospitals; and
  - Non-residential farm buildings.
3. An exemption in Development Charges under the By-law is allowed in the case of a demolition provided that the building or structure was occupied, and a building permit for the redevelopment of the land is issued within five years of the demolition permit and does not intensify the use of the land. Properties razed by fire are deemed to have been demolished and are exempt within a five-year period provided the reconstruction does not intensify the residential use of the land.

## **TOWNSHIP OF BECKWITH**



## **DEVELOPMENT CHARGES INFORMATION PAMPHLET**

This pamphlet summarizes the Development Charge Policy of the Township of Beckwith

The information provided is intended only as a guide. Applicants should review the By-Law and consult with the Chief Building Official to determine the charges that may apply to specific development proposals.

Development Charges By-Law No. 2019-27 is available for inspection during regular working hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

**PURPOSE OF DEVELOPMENT CHARGES**

Development charges are levies on new development. These charges help fund growth-related capital infrastructure. Development charges help protect existing taxpayers by having growth pay for growth.

**BY-LAW NO. 2019-27 DEVELOPMENT CHARGES**

In June 2019, under the *Development Charges Act, 1997*, the Council of the Township of Beckwith passed By-law No. 2019-27, which allows Development Charges to be applied on all lands within the boundaries of the Township that are developed for residential uses.

The Township's Development Charges Fees for residential development and apportionment for each service are set out in the following schedule:

**TOWNSHIP OF BECKWITH DEVELOPMENT CHARGES - RESIDENTIAL DEVELOPMENT**

Category of Municipal Service	Service Component Applicable				
	June 2019	June 2020	June 2021	June 2022	June 2023
Admin/Development Charges Study	60	60	60	60	60
Fire Protection	675	725	750	775	800
Road Systems	3,475	3,575	3,675	3,775	3,875
Works Equipment	190	190	215	240	265
Recreation	1,600	1,700	1,800	1,900	2,000
<b>Total</b>	<b>6,000</b>	<b>6,250</b>	<b>6,500</b>	<b>6,750</b>	<b>7,000</b>

**STATEMENT OF TREASURER**

Each year, the Treasurer prepares a financial statement regarding development charges and related reserve funds. The statement includes reserve fund transaction details (collections and expenditures) for the previous year and resulting balance changes to the fund and may be reviewed by the public in the office of the Clerk during regular office hours, Monday to Friday, 8:30 a.m. – 4:30 p.m.

The Development Charges By-Law No. 2019-27, and the Development Charges Background Study are available on the website ([www.twp.beckwith.on.ca](http://www.twp.beckwith.on.ca)) or from the Clerk's office during regular business hours.

For further information, please contact:

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