

Township of East Garafraxa Development Charges 2021

Purpose of Development Charges

Development Charges (DC) are fees levied on new development to help offset the cost of servicing growth. The revenues collected from DC's are used to pay for growth-related capital infrastructure.

When are Township DC's Payable?

Development charges shall be calculated and be payable on the date of issuance of a building permit. The building permit will not be issued until the DC has been paid.

Development charges shall be calculated and be payable at the time of execution of a subdivision agreement or an agreement entered into as a condition of consent.

Exemptions

Certain developments are exempt from paying DC's, as provided under the Development Charges Act or in the Township's DC By-Law. These exemptions include:

- Lands owned by and used for purposes of a municipality, local board thereof, or board of education;
- An interior alteration to an existing building or structure which does not change or intensify the use of the land;
- An enlargement of an existing residential dwelling unit;
- Creation of one or two additional units in an existing single detached dwelling; or the creation of one additional dwelling unit in any other existing residential building (if the gross floor area does not exceed the gross floor area of the existing dwelling unit);
- The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less;
- A public hospital exempt from taxation under section 3 of the *Assessment Act*;
- Non-residential farm buildings constructed for bona fide farm uses

A reduction in development charges under the by-law is allowed in the case of demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided that the building or structure was occupied, and a building permit of the land was issued within three years of the issuance of the demolition permit.

Township of East Garafraxa Development Charges



By-Law 32-2019 effective August 31, 2019 to August 31, 2024

This pamphlet summarizes the Township of East Garafraxa's policy with respect to development charges.

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

Development Charge By-Law 32-2019 is available for inspection at the Township office, Monday to Friday, 8:30 AM to 4:30 PM and on the Township's website at www.eastgarafraxa.ca.

For further information, please contact:

Susan M. Stone, CAO/Clerk-Treasurer
Township of East Garafraxa

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Indexing

The schedule of development charges will be adjusted annually as of January 1st each year, without an amendment to the by-law and in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics" pursuant to Section 5.1 of By-Law 32-2019.

Development Charge Rules

The main 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. Development Charges By-law No. 32-2019 applies to all lands in the Township of East Garafraxa.

Municipal-wide Development Charges under By-Law 32-2019 Effective August 31, 2019

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

Service	Residential				Non-Residential	
	Single & Semi-Detached Dwelling	Apartments – 2 Bedrooms +	Apartments – Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)	Wind Turbines
Municipal Wide Services:						
Transportation Services	\$8,758	\$4,301	\$2,366	\$6,725	\$3.02	\$8,758
Fire Services	\$348	\$173	\$95	\$270	\$0.12	\$348
Parks and Recreation Services	\$1,233	\$612	\$337	\$957	\$0.04	
Library Services	\$214	\$106	\$58	\$166	\$0.01	
Administrative Studies	\$593	\$295	\$162	\$461	\$0.20	\$593
Total Municipal Wide Services	\$11,146	\$5,487	\$3,018	\$8,579	\$3.39	\$9,699

ANNUAL INDEXED RATE SCHEDULE EFFECTIVE JANUARY 1, 2021

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

Service	Residential				Non-Residential	
	Single & Semi-Detached Dwelling	Apartments – 2 Bedrooms +	Apartments – Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)	Wind Turbines
Municipal Wide Services:						
Transportation Services	\$9,254.19	\$4,544.67	\$2,500.05	\$7,106.01	\$3.19	\$9,254.18
Fire Services	\$367.71	\$182.79	\$100.39	\$285.30	\$0.12	\$367.72
Parks and Recreation Services	\$1,302.87	\$646.68	\$356.09	\$1,011.22	\$0.04	
Library Services	\$226.12	\$112.01	\$61.27	\$175.41	\$0.01	
Administrative Studies	\$626.60	\$311.72	\$171.18	\$487.11	\$0.22	\$626.61
Total Municipal Wide Services	\$11,777.49	\$5,797.87	\$3,188.98	\$9,065.05	\$3.58	\$10,248.51

Statement of the Treasurer

As required by the *Development Charges Act, 1997*, as amended, and Bill 73, the Treasurer for the Township of East Garafraxa must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Township of East Garafraxa for their review and may be reviewed by the public in the Clerk's Department during regular business hours.

Note: If there is a discrepancy between this pamphlet and the DC By-Law, the DC By-Law shall prevail.

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