



By-Law 2022 - 0059

The Corporation of the Town of Greater Napanee

Development Charges

Summary

January 1, 2024

Overview

The *Development Charges Act*, 1997 allows municipalities to pass a By-Law to impose development charges to assist in providing the infrastructure required by future development in the municipality through the establishment of a variable capital funding source to meet the municipality's financial requirements.

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 Town of Greater Napanee Development Charges By-Law.

The information contained herein is intended only as a guide. Applicants should review By-Law No. 2022-0059 to determine the applicable charges that may apply to specific development proposals.

Legislative Basis

The *Development Charges Act*, 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 of the area to which the By-Law applies"; and may be imposed only for development that 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 issuing of a Building Permit in relation to a building or structure

The following uses are wholly exempt from development charges under the By-Law:

- 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;
- The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
- The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building prior to the first expansion;
- A public hospital exempt from taxation under section 3 of the *Assessment Act*,
- A non-residential farm building constructed for bona fide farm uses.

A reduction in development charges under the By-Laws is allowed in the case of a 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 for the redevelopment of the land was issued within five years of the issuance of the demolition permit.

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. A charge may apply to the entire Municipality or to only a portion, and multiple By-Laws are allowed. By-Law No. 2022-0059 provides charges that apply municipal-wide and services associated with the urban area as identified in Schedule “B” to the By-Law. Refer to Schedule “B” for the list of services/classes of services for which development charges are collected.

The Development Charge will be payable at the time of building permit issuance unless an agreement is executed with the Municipality to make other arrangements, or the lands are exempted from this charge by the By-Law.

Statement of the Treasurer

As required by the *Development Charges Act*, 1997, as amended, and Regulation 82/98 the Treasurer for the municipality 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 Council for their review and is available on the municipality’s website.

Amended Schedule "B"
By-law No. 2022 – 0059
Schedule of Development Charges
Effective 1 January 2024 - 31 December 2024

Service/Class of Service	RESIDENTIAL										NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling		Multiples		Apartments - 2 Bedrooms +		Apartments - Bachelor and 1 Bedroom		Special Care/Special Dwelling Units		(per sq.ft. of Gross Floor Area)		(per sq.m of Gross Floor Area)	
	Justified Rate	*Justified Rate Less 15%	Justified Rate	*Justified Rate Less 15%	Justified Rate	*Justified Rate Less 15%	Justified Rate	*Justified Rate Less 15%	Justified Rate	*Justified Rate Less 15%	Justified Rate	*Justified Rate Less 15%	Justified Rate	*Justified Rate Less 15%
Municipal Wide Services/Class of Service:														
Services Related to a Highway	\$3,591.13	\$3,052.46	\$2,667.17	\$2,267.09	\$2,367.81	\$2,012.64	\$1,587.98	\$1,349.79	\$1,431.52	\$1,216.80	\$1.93	\$1.64	\$20.82	\$17.70
Public Works (Facilities and Fleet)	\$2,100.47	\$1,785.40	\$1,559.65	\$1,325.70	\$1,384.71	\$1,177.00	\$928.89	\$789.56	\$837.73	\$712.07	\$1.15	\$0.97	\$12.33	\$10.48
Fire Protection Services	\$1,103.83	\$938.25	\$820.48	\$697.41	\$728.08	\$618.87	\$487.85	\$414.67	\$439.81	\$373.83	\$0.59	\$0.50	\$6.37	\$5.41
Parks and Recreation Services	\$1,889.81	\$1,606.34	\$1,403.19	\$1,192.71	\$1,246.73	\$1,059.72	\$835.26	\$709.97	\$752.72	\$639.81	\$0.14	\$0.12	\$1.45	\$1.24
Growth Studies	\$745.33	\$633.53	\$553.15	\$470.17	\$491.55	\$417.82	\$328.93	\$279.59	\$296.90	\$252.36	\$0.41	\$0.35	\$4.37	\$3.72
P.O.A. including By-law Enforcement	\$64.06	\$54.45	\$48.05	\$40.84	\$41.89	\$35.60	\$28.33	\$24.08	\$25.87	\$21.99	\$0.04	\$0.03	\$0.39	\$0.34
Total Municipal Wide Services/Class of Services	\$9,494.63	\$8,070.44	\$7,051.68	\$5,993.93	\$6,260.77	\$5,321.65	\$4,197.25	\$3,567.66	\$3,784.55	\$3,216.87	\$4.25	\$3.61	\$45.74	\$38.88
Urban Services														
Wastewater Services	\$9,636.31	\$8,190.86	\$7,157.62	\$6,083.98	\$6,354.39	\$5,401.23	\$4,260.08	\$3,621.07	\$3,839.99	\$3,263.99	\$4.85	\$4.13	\$52.25	\$44.41
Water Services	\$6,335.91	\$5,385.53	\$4,706.05	\$4,000.14	\$4,177.54	\$3,550.91	\$2,800.22	\$2,380.19	\$2,525.50	\$2,146.67	\$3.19	\$2.71	\$34.35	\$29.19
Total Urban Services	\$15,972.22	\$13,576.39	\$11,863.67	\$10,084.12	\$10,531.93	\$8,952.14	\$7,060.30	\$6,001.26	\$6,365.48	\$5,410.66	\$8.04	\$6.84	\$86.59	\$73.60
GRAND TOTAL RURAL AREA	\$9,494.63	\$8,070.44	\$7,051.68	\$5,993.93	\$6,260.77	\$5,321.65	\$4,197.25	\$3,567.66	\$3,784.55	\$3,216.87	\$4.25	\$3.61	\$45.74	\$38.88
GRAND TOTAL URBAN AREA	\$25,466.85	\$21,646.83	\$18,915.35	\$16,078.05	\$16,792.70	\$14,273.79	\$11,257.55	\$9,568.92	\$10,150.03	\$8,627.53	\$12.29	\$10.45	\$132.34	\$112.49

* Rate reduction due to Section 5 (8) of the Development Charges Act *

Statistics Canada Quarterly, vBuilding Construction Price Index, as prescribed by the Development Charges Act. 6.57%