



By-law 2017 - 0008

The Corporation of the Town of Greater Napanee

Development Charges Brochure

January 26, 2021

This brochure was prepared in accordance with Ontario Regulation 82/98, Section 14, as amended

For additional information contact:

The Corporation of the Town of
Greater Napanee
45 Commercial Court
Napanee, On K7R 4A2
Telephone: (613) 354-5931
Fax: (613) 354-2836

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Development Charges

The Development Charges Act, 1997 allows municipalities to pass a By-law to raise revenues from new development to offset the costs incurred by the Municipality as a result of growth.

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.

Legislative Basis

The Development Charges Act, 1997 was given royal assent on December 8, 1977, and amended Jan 1, 2016. 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

A Development Charge may not be applied to:

- an enlargement of an existing dwelling unit
- the creation of one or two dwelling units in certain types of residential buildings

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. The Act also provides for the imposition of a Development Charge outside the Municipality. A charge may apply to the entire Municipality or to only a portion, and multiple by-laws are allowed.

Section 5 of the Act sets out the method for calculation of Development Charges.

The capital costs that have been identified for The Corporation of the Town of Greater Napanee are:

- Administration
- Protection of People & Property
- Public Works – Roads
- Parks, Recreation & Library

Capital Costs include:

- acquisition of land
- improvements to land
- acquisition, construction
- improvement of buildings or structures
- acquisition, construction or improvement of facilities including:
 - ❖ rolling stock, furniture and equipment
 - ❖ materials acquired for a library
- studies undertaken in connection with the above matters.

Schedule of Development Charges

Residential Development Charge:

	Single Family	Semi-detached	Other
Residential	\$7,379.66	\$6,871.73	\$5,079.11

Distribution of Development Charge:

Residential:

Budget Area	Basic Charge
Administration	1.83%
Protection of People & Property	6.45%
Public Works - Roads	63.81%
Parks & Recreation	27.91%
Total	100%

Non-Residential Development Charge

Non-Residential	\$24.64/ m ²
Institutional	\$12.32/ m ²

Distribution of Development Charge:

Non-Residential:

Budget Area	Basic Charge
Administration	1.7%
Protection of People and Property	9.4%
Public Works - Roads	88.9%
Parks & Recreation	0.0%
Total	100%

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

Plans of Subdivision

In the case of a Plan of Subdivision, Council may require the payment of the roads portion of the Development Charge at the time of the registration of the plan.

This brochure is intended for general information only. For more detailed information consult the By-law or Municipal Staff.

The Development Charge may be updated by the Building Construction Price Index Annually. The above charges apply from January 28, 2020.