

## Development Charge By-law No. 2021-070 Schedule 'B'

<u>2022 SERVICE</u>	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartment 2 Bedrooms +	Apartment Bachelor and 1 Bedroom	Other Multiples	(per sq. ft. of Gross Floor Area)
<b><i>Municipal Wide Services</i></b>					
Roads & Related Services	818.98	522.11	355.00	590.62	0.58
Parks & Recreational Services	684.04	435.96	295.83	493.05	0.05
Growth-Related Studies	228.36	145.32	98.61	165.04	0.16
<b>Total Municipal Wide Services</b>	<b>1731.38</b>	<b>1103.39</b>	<b>749.44</b>	<b>1248.71</b>	<b>0.79</b>
<b><i>Urban Services</i></b>					
<i>Wastewater Services</i>					
Wastewater	1492.64	951.85	646.67	1076.41	1.04
Total Urban Services	1492.64	951.85	646.67	1076.41	1.04
<b>GRAND TOTAL RURAL AREA</b>	<b>1731.38</b>	<b>1103.39</b>	<b>749.44</b>	<b>1248.71</b>	<b>0.79</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>3224.03</b>	<b>2055.24</b>	<b>1396.11</b>	<b>2325.12</b>	<b>1.83</b>

This pamphlet summarizes the Town of Gananoque's policy with respect to development charges.

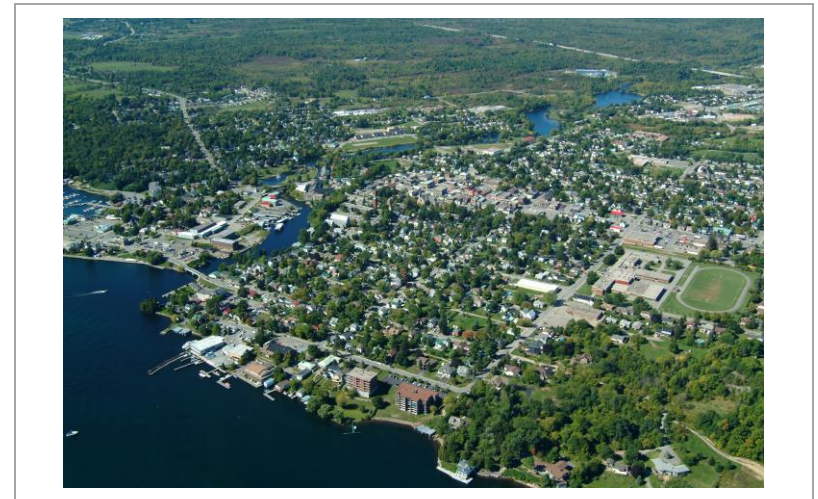
The information contained herein is intended only as a guide. Applicants should review By-law No. 2021-070 for the complete specifications.

Development Charges Background Study and By-law are available for inspection at Town Hall, 30 King Street East, Gananoque, Monday to Friday, 8:30 AM to 4:30 PM and on the Town's website at [www.gananoque.ca](http://www.gananoque.ca).

The Statement by the Treasurer will be presented to Council on an annual basis which will identify the Development Charge Reserve Fund balance.



# DEVELOPMENT CHARGES



## BY-LAW 2021-070

Rates effective July 12, 2021

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# Introduction and Purpose of Development Charges

The purpose of Development Charges (D.C.) is to recover the capital costs associated with residential and non-residential growth within the Town of Gananoque. Municipalities are empowered to impose these charges via the *Development Charges Act* (D.C.A.)

The Council of the Town of Gananoque passed a municipal-wide Development Charges By-law No.2021-070 on the **1<sup>ST</sup> DAY of JUNE, 2021** under section 2 (1) of the Development Charges Act, 1997, S.O. 1997 c.27 as amended.

The Development Charges By-law was effective July 12, 2021 and will remain in effect for a period of five (5) years.

Development Charges have been imposed for the following categories of the Town services in order to pay for the increased capital costs required as a result of the increased needs for services arising from development:

- Roads and Related Services
- Parks and Recreation Services
- Wastewater Services
- Growth Related Studies

# By-law Rules and Regulations

Development Charges apply to all lands in the Town of Gananoque, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, 1990, c. A.31.

Development Charges shall not be imposed with respect to land that is owned by and used for purposes of the Town of Gananoque, or any local board thereof; and a board of education as defined in subsection 1(1) of the *Education Act*.

*Summary of Exemptions (refer to By-law 2021-070 for complete specifications):*

- The enlargement of an existing Dwelling Unit;
- The creation of one (1) or two (2) additional Dwelling Units in an existing Single-Detached Dwelling, Semi-Detached Dwelling, Row Dwelling or structure ancillary, provided that specified conditions are met;
- The creation of the greater of one (1) additional Dwelling Unit or 1% of the existing Dwelling Units in the building of an existing rental residential Building, or structure ancillary to an existing rental residential Building, or;
- The creation of one (1) additional Dwelling Unit in any other type of existing residential Building, or structure ancillary to any other type of existing residential Building, provided that specified conditions are met;
- The enlargement of the Gross Floor Area of an existing industrial building, if the Gross Floor Area is enlarged by 50% or less, provided that specified conditions are met;

Development Charges are due and payable in full to the Town of Gananoque on the date a Building Permit is issued for any land, Buildings, or structures affected by the applicable Development Charge. Rental Housing, Institutional Developments, Non-Profit Housing are eligible to pay on an installment basis.