

Schedule of Development Charges

Municipal Wide:

Residential (per unit):

Date	November 22, 2011 to expiry of By-law
Single detached	\$3,000.00
Semi-detached	\$2,400.00
Townhouse/Apartment	\$1,700.00
Seniors/ Apartment	\$1,000.00

Non-Residential:

Date	November 22, 2011 to expiry of By-law
In excess of 250 m ²	\$3.80

Specific Area Charge (Norwood):

For lands in the Specific Area of the Village of Norwood, an additional charge of:

Residential:

	Single detached	Semi-detached	Townhouse Apartment	Seniors Apartment
Streetlights Sidewalks	\$ 27.48	\$ 21.98	\$ 15.57	\$ 9.16
Stormwater	\$250.04	\$ 200.04	\$ 141.69	\$ 83.35

Non-Residential:

\$0.15 per m²

The Development Charge will be payable at the time of building permit issuance unless:

A payment has been made at the time of lot creation (Council may require payment as a condition of consent.)

OR

The lands are exempted from this charge by the By-law

OR

An agreement is executed with the Township to make other arrangements.

Plans of Subdivision

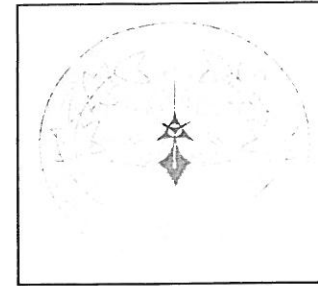
In the case of a plan of subdivision, Council may require the payment of a portion of the Development Charge at the time of the registration of the plan.

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

Green Technology and LEED Discount

Section (see Section II):

- Green Technologies:5%
- LEED Certified:20%
- LEED Silver:22.5%
- LEED Gold:25%
- LEED Platinum:27.5%



The Township of Asphodel-Norwood

Development Charges Brochure

November 22, 2011

This brochure was prepared in accordance with Ontario Regulation 82/98, Section 9 (14)

For additional information contact :

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The Township of Asphodel-Norwood Development Charges

Clark Consulting Services was retained by The Township of Asphodel-Norwood to prepare a Development Charges By-law for the Municipality.

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 Township as a result of growth.

The *Act* puts the onus on the Township 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 Township of Asphodel-Norwood Development Charges By-law.

Legislative Basis

The *Development Charges Act, 1997* was given royal assent on December 8, 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, provided the development 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 approval of a Building Permit."*

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
- ▶ the first 50% of an expansion of an existing non-residential building

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 Township of Asphodel-Norwood are:

Township Wide

- ▶ Planning and Development
- ▶ Transportation Services
- ▶ Protection of Persons and Property including:
 - ▶ Fire Protection
 - ▶ Emergency Measures
 - ▶ By-law Enforcement
- ▶ Health Services
- ▶ Recreation and Cultural Services
- ▶ Library Services

Specific Area Charge

- ▶ Streetlighting and Sidewalks
- ▶ Stormwater Management

Capital Costs include:

- ▶ acquisition of land
- ▶ improvements to land
- ▶ acquisition, construction or 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.