

## **EFFECTIVE DATE & INDEXING PROVISIONS**

The residential development charges will be phased in to take effect on July 1, 2010. Until that time, the rates applicable prior to enactment of this by-law will continue to apply. The non-residential charges became applicable on August 10, 2009. The non-residential development charges will be indexed on July 1<sup>st</sup> of each subsequent year commencing in 2010 and the residential development charges will be indexed commencing July 1, 2011 in accordance with the annual change in the Statistics Canada Construction Price Index. This by-law will expire on August 10, 2014.

## **EXEMPTIONS**

A number of exemptions to the payment of charges are legislated under the *Development Charges Act, S.O. 1997*. These include hospitals, government agencies, schools, colleges & universities, places of worship, farm buildings, and certain residential expansions.

In addition, the Township of Brock has chosen to exempt agricultural buildings, and buildings used for temporary purposes of 8 months or less.

## **COLLECTION POLICY**

Applicable development charges shall be payable at the time a building permit is issued unless the charge has been paid prior to the issuance of a building

permit as a condition of a rezoning, minor variance, consent, or plan of subdivision.

In addition, the *Development Charges Act, S.O. 1997* provides that development charges are payable in full despite the fact that a lot levy may have been paid prior to November 7<sup>th</sup>, 1991 (normally as a condition of a land severance). By resolution, the Township of Brock Council has declared that any lot levies which may have been paid will be credited against the applicable development charge with the difference to be paid by the applicant upon issuance of a building permit.

## **TREASURER'S STATEMENT**

Each year the Township Treasurer shall prepare a statement for each development charge reserve fund established which shall indicate the amount of development charges collected within each service category (hard and soft services), the amounts expended, interest earned, amounts borrowed, and landowner credits for services provided.

The Treasurer's statement shall be provided to the members of Council annually and will be available for inspection by the public upon request.

## **FURTHER INFORMATION**

Further information inclusive of the by-law and background study may be obtained by contacting the Township of Brock at the address shown on the front of this brochure.



THE CORPORATION OF

# THE TOWNSHIP OF BROCK

IN THE REGIONAL MUNICIPALITY OF DURHAM

1 CAMERON ST. E., P.O. BOX 10,

CANNINGTON, ONTARIO, L0E 1E0, (705) 432-2355

## DEVELOPMENT CHARGE INFORMATION PAMPHLET EFFECTIVE AUGUST 10, 2009

This pamphlet summarizes the Development Charge Policy of the Corporation of the Township of Brock

The information provided is intended only as a guide. Applicants should review the approved by-law and consult with the Township of Brock to determine the charges that may apply to specific development proposals

**PURPOSE OF DEVELOPMENT CHARGES**

Development Charges are imposed against all new residential and non-residential development (with certain exceptions) within the Township of Brock. The purpose of these charges to recoup those capital costs which are expended by the municipality in order to service new development. The charge is determined following a review of the Township’s forecasted capital expenditures for a variety of services offset by Provincial and/or Federal grants, other sources of funding, and mandated deductions as set forth in the *Development Charges Act, S.O. 1997*.

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**BY-LAW NUMBER 2224-2009-PL**

**DEVELOPMENT CHARGES FOR THE CORPORATION OF THE TOWNSHIP OF BROCK**

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By-law No. 2224-2009-PL was adopted on August 10, 2009 following the preparation of a Background Planning Study in accordance with the *Development Charges Act, S.O. 1997*. The By-law provides for the imposition of uniform development charges to be applied against all lands within the Township of Brock which are to be developed for residential, commercial, industrial, and/or institutional uses and became effective on August 10, 2009.

The Township’s development charges are set out in the following schedules, according to the growth-related

services for which the charges are imposed as well as the unit type, in the case of residential dwellings.

**RESIDENTIAL DEVELOPMENT CHARGES\***

**EFFECTIVE AUGUST 10, 2009**

**\$ PER DWELLING TYPE**

<b>\$ PER DWELLING TYPE</b>	<b>Single &amp; Semi-Detached Dwelling</b>	<b>Row Dwelling</b>	<b>Apartment House Dwelling</b>	<b>Garden Suite Dwelling</b>
<b>Services</b>	<b>\$/Unit</b>	<b>\$/Unit</b>	<b>\$/Unit</b>	<b>\$/Unit</b>
<b>General Government</b>	446	354	262	262
<b>Library Board/ Parks &amp; Recreation</b>	1917	1520	1123	1123
<b>Fire</b>	1245	987	730	730
<b>Public Works &amp; Fleet</b>	1070	849	627	627
<b>Engineering</b>	6079	4820	3563	3563
<b>TOTAL</b>	<b>10757.00</b>	<b>8530.00</b>	<b>6305.00</b>	<b>6305.00</b>

\*In accordance with By-law No. 2224-2009-PL, the residential charges contained therein will be phased-in to take effect on July 1, 2010 as follows:

Single & Semi-Detached:	\$12, 853.00
Row Dwelling:	\$10, 192.00
Apartment/Garden Suite:	\$ 7, 533.00

Non-residential development charges are based on the square footage of proposed development.

**NON-RESIDENTIAL DEVELOPMENT CHARGES**

**EFFECTIVE AUGUST 10, 2009**

**\$ PER SQUARE METRE OF GROSS FLOOR AREA**

	<b>Charge Per Square Metre of Gross Floor Area</b>
<b>Services</b>	<b>\$/Sq. M. of GFA</b>
<b>General Government</b>	1.77
<b>Library Board/Parks &amp; Recreation</b>	n/a
<b>Fire</b>	4.93
<b>Public Works &amp; Fleet</b>	4.29
<b>Engineering</b>	38.08
<b>TOTAL</b>	<b>49.07</b>