

EFFECTIVE DATE & INDEXING PROVISIONS

All development charges became applicable on August 10, 2009 and the development charges will be indexed on July 1st of each subsequent year 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 7th, 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 JULY 1, 2010

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*.

BY-LAW NUMBER 2224-2009-PL

DEVELOPMENT CHARGES FOR THE CORPORATION OF THE TOWNSHIP OF BROCK

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 JULY 1, 2010

\$ PER DWELLING TYPE

	Single & Semi-Detached Dwelling	Row Dwelling	Apartment House Dwelling	Garden Suite Dwelling
Services	\$/Unit	\$/Unit	\$/Unit	\$/Unit
General Government	533	422	312	312
Library Board/ Parks & Recreation	2290	1816	1342	1342
Fire	1488	1180	872	872
Public Works & Fleet	1279	1014	750	750
Engineering	7263	5760	4257	4257
TOTAL	12853.00	10192.00	7533.00	7533.00

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

NON-RESIDENTIAL DEVELOPMENT CHARGES

EFFECTIVE JULY 1, 2010

\$ PER SQUARE METRE OF GROSS FLOOR AREA

	Charge Per Square Metre of Gross Floor Area
Services	\$/Sq. M. of GFA
General Government	1.73
Library Board/Parks & Recreation	n/a
Fire	4.81
Public Works & Fleet	4.19
Engineering	37.17
TOTAL	47.90