

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 and 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, 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.

Effective Date and Indexing Provisions

All development charges became applicable on June 17, 2019 and the development charges will be indexed July 1 of each subsequent year in accordance with the annual change in the Statistics Canada Construction Price Index. This by-law will expire on June 16, 2024.

Statement of the Treasurer

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

Further Information

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.

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.



Development Charges

Effective July 1, 2022



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

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 is 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 2880-2019-PL and 2881-2019 PL Development Charges for the Corporation of the Township of Brock

By-law No. 2880-2019-PL and No. 2881-2019-PL were adopted on June 17, 2019 following the preparation of a Background Planning Study in accordance with the *Development Charges Act, S. O. 1997*. The By-laws provide 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 June 17, 2019.

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, 2022
\$ Per Dwelling Type

| | Single & Semi-Detached Dwelling | Row Dwelling | Apartment House Dwelling | Garden Suite Dwelling |
|--|---------------------------------|-----------------|--------------------------|-----------------------|
| Services | \$/Unit | \$/Unit | \$/Unit | \$/Unit |
| General Government | \$362 | \$297 | \$216 | \$216 |
| Library Board/ Parks & Recreation | \$10,798 | \$8,788 | \$6,392 | \$6,392 |
| Fire | \$2,501 | \$2,035 | \$1,480 | \$1,480 |
| Public Works and Fleet | \$2,784 | \$2,266 | \$1,648 | \$1,648 |
| Roads & Related | \$8,444 | \$6,873 | \$4,998 | \$4,998 |
| TOTAL | \$24,889 | \$20,259 | \$14,734 | \$14,734 |

Non-Residential Development Charges

Effective July 1, 2022

| Services | Charge Per Square Metre of Gross Floor Area |
|-------------------------------|---|
| | \$/Sq. Metre of GFA |
| General Government | \$1.72 |
| Fire | \$9.08 |
| Public Works and Fleet | \$10.11 |
| Engineering | \$30.66 |
| TOTAL | \$51.57 |

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