

REDEVELOPMENT

- A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property.
- The eligibility for demolition credits is restricted to demolitions that occur within five years of the redevelopment of the property.

DEVELOPMENT CHARGE COLLECTION

- Development charges are collected by the area municipalities in the County of Grey at the issuance of the building permit.
- Development charges are payable to the area municipality and are remitted to the County on a monthly basis.

UNPAID CHARGES TO BE ADDED TO TAX ROLL

- Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

STATEMENT OF THE TREASURER

- The County Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues.
- The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the

portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

ADDITIONAL INFORMATION

- This pamphlet is intended to give an overview of development charges. For more complete information, reference should be made to the County's annual development charges statement, the Development Charges Background Study, By-law 4336-06 which is available on the County's website at www.greycounty.ca, or in printed version in the County Clerk's office during regular office hours of 8:30 am to 4:30 pm, Monday through Friday.
- For further information please contact:

Kevin Wepler
Director of Finance
County of Grey
595 9th Avenue East
Owen Sound, Ontario, N4K 3E3
Tel: (519) 376-2205 ext. 318
Toll Free: 1-800-567-4739
Email: kwepler@greycounty.ca



THE CORPORATION OF THE COUNTY OF GREY

DEVELOPMENT CHARGES INFORMATION By-Law 4336-06

This pamphlet summarizes the Development Charge By-Law for the County of Grey

January 2009

The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult the County of Grey staff to determine the applicable charges that may apply to specific development proposals.

PURPOSE OF DEVELOPMENT CHARGES

- Development charges help to finance capital projects required to meet the increased need for services resulting from growth and development. Development charges are fees and may only be used for the purpose for which they are collected.

BACKGROUND STUDY

The *Development Charges Act, 1997* and *Ontario Regulation 82/98* require that, prior to passing a by-law, a development charges background study be undertaken, that includes:

- A forecast of the amount, type and location of future development;
- The average service levels provided by the County over the 10-year period immediately preceding the preparation of the background study;
- Capital cost calculations for each eligible development charge service;
- An examination of the long term capital and operating costs for the infrastructure required to service the forecasted development.

Hemson Consulting Ltd. prepared the Development Charges Background Study for the County. The study, dated June 2006, served as the basis for the development charge rates approved by the County Council on September 5, 2006 through By-law No. 4336-06. Development charges come into effect on January 1, 2007.

TERM OF BY-LAW

By-law No. 4336-06 will remain in force until January 1, 2012.

INDEXING OF DEVELOPMENT CHARGES

- The development charges will be adjusted annually on January 1st of each year, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, “Construction Price Statistics.”

SERVICES COVERED

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

- Land Ambulance
- Social Services
- Children’s Services
- Public Works – Buildings & Vehicle Fleet
- Provincial Offences
- Employment Resources
- General Government
- Trails
- Roads & Related Works

DEVELOPMENT CHARGES FOR THE COUNTY OF GREY: BY-LAW # 4336-06

- Residential development charges (calculated on the number and type of units) are imposed upon all lands within the County of Grey.
- The development charge is payable in full upon issuance of a building permit.
- The development charge rates are being phased in over a four year period (2007 to 2010)
- The phased in rates are set out overleaf and are effective January 1, 2009:

DEVELOPMENT CHARGE RATES

PHASING SCHEDULE	TOTAL CHARGES PER UNIT
JANUARY 1, 2009-DECEMBER 31, 2009	\$ 1,814.11
JANUARY 1, 2010-DECEMBER 31, 2010	\$ 2, 418.56

- The amount of each development charge per unit is allocated by County service as follows:

DESIGNATED SERVICE	% OF CHARGE
LAND AMBULANCE	4.22%
SOCIAL HOUSING	0.45%
CHILDREN'S SERVICES	0.37%
PUBLIC WORKS - BUILDINGS & FLEET	7.66%
PROVINCIAL OFFENCES	0.51%
EMPLOYMENT RESOURCES	1.49%
GENERAL GOVERNMENT	0.51%
TRAILS	0.02%
ROADS AND RELATED WORKS	84.77%
TOTAL RESIDENTIAL DEVELOPMENT CHARGE	100.00%