

## INFORMATION PAMPHLET

### Development Charges for the Municipality of West Grey

The municipality adopted By-law Number 18 - 2010, on April 19, 2010, which imposes development charges on new development. Development charges are fees collected from new development to offset the capital cost of providing existing levels of service to that development. The services covered by these fees are:

- General Government
- Fire Protection
- Public Works
- Recreation
- Library

Development charges are based on the methodology that existing taxpayers should not be liable for the capital costs of new growth. At the same time, new taxpayers should not have to contribute more than the net capital cost attributable to growth in order to maintain current levels of municipal services. A detailed analysis of the municipality's infrastructure is therefore necessary to ensure that the recommended development charge is compatible with the requirements of the Development Charges Act and its Regulations.

Development charges are payable at the time a building permit is issued. Certain expansions of existing buildings are exempt by statute. Generally, a development charge will be imposed on any new residential development and expansions exceeding the legislated exemptions. If a building has been destroyed or legally demolished, no development charge is imposed provided reconstruction begins within a period of three years. If a development charge has been paid in full prior to the date this by-law received third reading, the difference between the development charge actually paid and the amount determined under this by-law is payable.

The Treasurer of the municipality is responsible for the development charges reserve funds. The Treasurer must supply an annual statement to the public regarding the activities within each fund. The purpose of the statement is to inform any interested parties as to the revenues and expenditures under the development charges by-law and to demonstrate that the funds are appropriately managed. The statement will include the opening and closing balances of each fund, a summary of transactions on revenues (payable development charges) and expenditures (outlining capital projects) as well as any other relevant activity. This includes any possible credits granted for work done by developers, (services-in-lieu, subsidies) or borrowings on reserve funds describing the amount, purpose, repayment policy and interest. A copy of the Treasurer's Annual Statement will be available to the public within sixty days of presentation to Municipal Council at the municipal building in Durham.

Development charges adopted under the by-law are:

**Residential**

<b><u>Type of Development</u></b>	<b><u>Development Charge</u></b>
Residential Municipal-wide Charge (phase-in)	<i>All Dwelling Units</i>
May 1, 2010 to April 30, 2011	\$2,250.00
May 1, 2011 to April 30, 2012	\$2,500.00
May 1, 2012 to April 30, 2013	\$2,750.00
May 1, 2013 to April 30, 2014	\$3,000.00
May 1, 2014 to April 30, 2015	\$3,250.00

These fees are allocated to the services as follows:

	<b><u>Residential Development Percentage</u></b>
<b><u>Municipal-Wide:</u></b>	
General Government	12.8%
Fire Protection	2.8%
Public Works	44.8%
Recreation	28.5%
Library	11.1%
Total Municipality	<hr/> <u>100.0%</u>