

Township-wide Development Charges under By-law No. 2024-097 Effective October 23, 2024

1. Development charges for Services Related to a Highway, Fire Protection Services, Parks and Recreation Services, Provincial Offences Act (By-Law Enforcement), Growth Studies and Water Services shall be calculated and be payable in full in money or by provision of services as maybe agreed upon, or by credit granted by the Act on the date the first building permit is issued.
2. The following uses are wholly exempt from development charges under the by-law:
 - Lands owned by and used for purposes of a municipality, local board thereof, or board of education;
 - A public hospital, under the Public Hospitals Act;
 - A non-residential farm building as defined within By-Law 2024-097;
 - The issuance of a building permit in accordance with Section 2(3) of the Act;
 - A place of worship exempt under Section 3 of the Assessment Act;
 - The enlargement of the gross floor area of an existing industrial building in accordance with Section 4 of the Development Charges Act (Act);
 - Affordable Residential Units required pursuant to section 34 and 16(4) of the Planning Act;
 - Affordable Residential Units as per Section 4.1 of the Act;
 - Attainable Residential Units as per Section 4.1 of the Act;
 - Non-profit residential developments as per Section 4.2 of the Act.
3. A reduction in development charges under the by-law is allowed:
 - for Residential Developments, where the Dwelling Units are intended as Rental Housing and will be based on the number of bedrooms in each Dwelling Unit in accordance with Section 26.2(1.1) of the Act as follows:
 - Three (3) or more Bedrooms – 25% reduction;
 - Two (2) Bedrooms – 20% reduction;
 - Fewer than two (2) Bedrooms – 15% reduction.
 - in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, and a building permit for the redevelopment of the land was issued within five years of the issuance of the demolition permit. Notwithstanding the above, non-residential developments may submit a request to Council for an extension up to an additional 12 months.

Adjustments:

The schedule of development charges will be adjusted annually as of January 1st each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Building Construction Price Indexes (non-residential)."

This pamphlet summarizes the Township of Oro-Medonte's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law No. 2024-097 and consult with the Building Division to determine the applicable charges that may apply to specific development proposals.

Development charges by-laws are available for inspection in the Finance Department and the Clerk's office, Monday to Friday, 8:30 AM to 4:30 PM and on the municipality's website at <https://www.oro-medonte.ca/living-here/development-charges/>

For further information, please contact:

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Statement of the Treasurer

As required by the *Development Charges Act, 1997*, as amended, and Regulation 82/98 the Treasurer for the Township of Oro-Medonte must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Township of Oro-Medonte for their review and is available on the municipality's website.

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A list of the municipal services for which Township-wide development charges are imposed and the amount of the charge by development type is as follows:

Service/Class of Service	Residential Dwellings (\$ per unit)					Non-Residential (\$ per square foot of Gross Floor Area)
	Single & Semi-Detached Dwellings	Multiples	Apartments – 2 Bedrooms +	Apartments – Bachelor and 1 Bedroom	Special Care/ Special Dwelling Units	
Township Wide Services/ Class of Service:						
Services Related to a Highway	8,323	6,668	5,071	3,305	3,055	2.90
Fire Protection Services	2,656	2,128	1,618	1,055	975	0.93
Parks and Recreation Services	7,030	5,632	4,283	2,791	2,580	0.73
Provincial Offences Act (By-Law Enforcement)	42	34	26	17	15	0.01
Growth Studies	708	567	431	281	260	0.25
Total Township-Wide Services/Class of Services	\$18,759	\$15,029	\$11,429	\$7,449	\$6,885	\$4.82
Urban Area Charges						
Water Services	10,496	8,409	6,395	4,168	3,852	5.84
Total Urban Area	\$10,496	\$8,409	\$6,395	\$4,168	\$3,852	\$5.84
Grand Total Township Wide	\$18,759	\$15,029	\$11,429	\$7,449	\$6,885	\$4.82
Grand Total Township Wide + Urban Area	\$29,255	\$23,438	\$17,824	\$11,617	\$10,737	\$10.66

“Urban Area” means where there is a Municipal watermain fronting the subject property and/or where there is a Municipal watermain extension through the development process (i.e. Municipal Drinking Water System Expansion).

Purpose of Development Charges

The general purpose for which the Township imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the municipality’s financial requirements.

The Council of the Township of Oro-Medonte passed the municipal-wide By-law No. 2024-097 on October 23, 2024 under subsection 2 (1) of the *Development Charges Act, 1997*, as amended.

Development Charge Rules

The main rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

Development Charges By-law No. 2024-097 apply to all lands in the Township of Oro-Medonte. Charges relating to Urban Area (municipal water services) apply only to development receiving the respective services, based on provisions in the by-law.