

DEVELOPMENT CHARGES RULES (cont'd)

Timing of Payment

Development charges are payable on the date of the first building permit is issued for any building or structure used for residential purposes. The Town may refuse to issue a building permit until the development charges are paid. If a building permit is not required for a proposed development or redevelopment, then payment of the development charge may be required as a condition of the earliest of any other approvals required (as set out in section 5(a) of the By-law). In the case of residential subdivisions, the roads, water, sewer and storm sewer components of the charge shall be collected upon servicing, subdivision, or consent agreement.

Local Services

The Development Charges By-law does not prevent the Town from requiring, as a condition of an agreement under Section 41-Site Plan Control Area, 51-Plan of Subdivision Approvals, or 53-Consents, of the Planning Act, 1990, that the owner, at his or her own expense, install and pay for such local services as may be required for a particular development.

Exemptions

Development charges do not apply to certain categories of exempt development described in subsection 2(3) of the Development Charges Act. In addition, development proposed by a Board of Education, the Town of Aylmer, or the County of Elgin or any local board thereof is not subject to the development charge. Landowners exempt from property tax assessment are not exempt from development charges by reason only of their tax exemption.

Effective Date & Indexing Provisions

Development Charges By-law No. 29-17 is effective as of the date it was passed by Council (July 10, 2017). In accordance with the Development Charges Act and By-law No. 29-17, the development charge rates will be adjusted annually for inflation in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics" (catalogue 62-007). By-Law No. 29-17 expires on January 1, 2022. The Town may amend the rates prescribed by By-law No. 29-17 or pass a new Development Charges By-law at any time in accordance with the procedural requirements of the Development Charges Act.

TREASURER'S STATEMENT

The Town's treasurer will prepare an annual statement of the development charge reserve accounts in accordance with the Development Charges Act and By-law No. 29-17. The purpose of the Treasurer's Statement is to document the status of each development charge reserve fund, including services covered, development charges collected, interest earned, funding transfers, borrowing and landowner credit transactions. The Treasurer's annual statement may be reviewed upon request by the public at the Town of Aylmer Municipal Office.

FURTHER INFORMATION

For further details about the Town's development charges requirements, please consult By-law No. 29-17 which is available at the Town of Aylmer Municipal Office and on the Town's website at www.aylmer.ca, and/or the Town Office at 519-773-3164.



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RESIDENTIAL DEVELOPMENT CHARGES BY-LAW NO. 29-17

INFORMATION PAMPHLET

This pamphlet summarizes the Development Charges requirements of By-law No. 29-17, the Town of Aylmer and was prepared in accordance with Section 14, O. Reg. 82/98 of the Development Charges Act, 1997, as amended.

The information provided in this pamphlet is intended as a guide only. All applicants should review the approved Development Charges By-law No. 29-17 consult with the Town of Aylmer to determine the charges that may apply to specific development proposals. Development Charges By-law No. 29-17 applies only to residential development and the Town of Aylmer does not currently impose development charges on non-residential development.

Development Charges By-Law No. 29-17 is available for inspection at the Town of Aylmer Municipal Offices at 46 Talbot Street West, during normal office hours, Monday to Friday from 8:30 a.m. to 4:30 p.m.

Note: In the case of a discrepancy between the information in this pamphlet and the Development Charges By-law No-29-17, the By-law shall prevail.

PURPOSE OF DEVELOPMENT CHARGES

General

The general purpose of development charges is to assist in providing capital funding for the services and infrastructure required to service growth and development in the municipality.

Development Charges By-law No. 29-17

On July 10, 2017, the Council of the Town of Aylmer passed By-law No. 29-17 under subsection 2(1) of the Development Charges Act, 1997. The By-law sets out the development charges required for residential development.

Categories of Service

By-law No. 29-17 requires development charges to assist in funding the growth-related capital costs required due to an increased need for the following services:

- Services Related to a Highway;
- Fire Protection;
- Police Services;
- Indoor and Outdoor Recreation Services;
- Library Services;
- Administration (growth-related studies);
- Wastewater Services; and
- Water Services.

Background Study

The Development Charge was determined based on a review of projected population and housing growth, the Town's historic standards of service provision, and forecasted growth-related capital expenditures for each service. This information is documented in a Background Study, dated May 11, 2017 prepared in accordance with the Development Charges Act.

DEVELOPMENT CHARGE RATES

The amount of the development charge by type of residential dwelling unit, calculated under By-law No. 29-17, is as follows:

Service	RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples
Municipal Wide Services:				
Services Related to a Highway	2,580	1,562	1,048	2,024
Fire Protection Services	1,062	643	432	833
Police Services	581	351	236	456
Indoor and Outdoor Recreation Services	838	507	340	657
Library Services	205	124	83	160
Administration	739	447	300	580
Total Municipal Wide Services	6,004	3,634	2,438	4,708
Urban Services				
Wastewater Services	4,096	2,478	1,664	3,212
Water Services	1,208	730	491	947
Total Urban Services	5,303	3,208	2,155	4,159
GRAND TOTAL RURAL AREA	6,004	3,634	2,438	4,708
GRAND TOTAL URBAN AREA	11,307	6,843	4,593	8,867

The above development charge rates are to be imposed based on the following schedule:

Service	July 10, 2017 -July 9, 2018	July 10, 2018 -July 9, 2019
Municipal-wide	5.83%	52.92%
Water and Wastewater	100%	100%

Note: After July 9, 2019 100% of the calculated charge (indexed) will be imposed.

All development charges paid to the Town are allocated to respective reserve fund accounts for each category of service. Development charge reserve funds may only be used for the purposes for which they were collected.

DEVELOPMENT CHARGES RULES

The rules that apply to determining if a development charge is payable in a particular case and for determining the amount of the charge are summarized below:

Lands Affected

The development charges by-law applies to all lands in the Town of Aylmer.

Types of Development Approvals/Activities

Under the provisions of By-law No. 29-17, development charges may be imposed for any of the following activities/approvals related to new residential development or redevelopment within the Town of Aylmer:

- the passing of a zoning by-law or an amendment thereto;
- the approval of a minor variance;
- a conveyance of land;
- the approval of a plan of subdivision;
- a consent;
- the approval of a description under the Condominium Act; or,
- the issuing of a building permit in relation to a building or structure.

Where two or more of the actions described above are required before land can be developed as residential, By-law No. 29-17 provides that only one development charge shall be calculated and collected unless the actions occur at different times and the subsequent action results in increasing the need for municipal services (e.g. by adding more residential units).