

2024 Development Charges Information Sheet

Background Information

Development Charges are fees imposed on land development and re-development projects to help pay for the capital costs of growth-related infrastructure and other municipal services that are needed to support new development. The *Development Charges Act* provides the legislative authority for the collection of Development Charges. Development Charges are intended to ease the financial burden on existing taxpayers based on a scenario where growth pays for growth.

Town of Aylmer By-law 78-21, being a By-law to establish Development Charges for the Town, was passed by Council on December 15, 2021, with fee changes applicable for the period beginning on January 1, 2022 and ending on December 31, 2026.

Schedule of Residential Development Charges

Dwelling Unit Type	Charge per Residential Unit
Single and Semi-Detached Dwellings	\$ 20,008
Other Multiples	\$ 17,531
Apartments – 2 Bedrooms +	\$ 12,281
Apartments – Bachelor + 1 Bedroom	\$ 7,868

**Indexed to 2024 Dollars*

Schedule of Non-Residential Development Charges

	Charge per Sq. Ft of Gross Floor Area
2024	100% of full charge
	\$ 8.69 per square foot

**Indexed to 2024 Dollars*

The Development Charges By-law applies to all lands within the Town of Aylmer. Development Charges are payable at the time of building permit issuance, or as otherwise specified within the By-law.

Questions?

Questions related to Development Charges can be directed to:

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Supplementary Information

Local Services and 2024 Indexed Rates

Service/ Class of Service	Residential				Non-Residential
	Single and Semi-Detached	Other Multiples	Apt. 2 Bedrooms +	Apt. >2 Bedrooms	Per sq. ft. GFA*
Services Related to a Highway	3,952	3,462	2,425	1,554	2.20
Public Works	736	646	451	289	0.41
Fire Protection Services	1,861	1,631	1,142	732	1.03
Policing Services	977	856	600	384	0.54
Parks and Recreation Services	4,544	3,981	2,789	1,787	0.36
Library Services	337	296	206	132	0.03
Growth Studies	468	410	288	184	0.23
Wastewater Services	3,970	3,478	2,436	1,561	2.16
Water Services	3,163	2,771	1,942	1,244	1.72
TOTAL (\$)	\$ 20,008	17,531	12,281	7,868	8.69

*Denotes full charge

Rate Freezes, Reductions and Exemptions from Development Charges

Charges for developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment approval (applications made after January 1, 2020) will be subject to the rates in effect at the time of application.

Reductions or exemption from Development Charges may be applicable where residential intensification and re-development, or limited industrial expansion, is proposed. Contact Town staff to determine if reductions or exemptions would apply to your development.

Alternative Payment Agreements and Interest Rate

Certain development types may request an alternative Development Charge payment schedule. For affordable (non-profit) housing, Development Charges are due and payable in 21 equal annual payments. For rental housing and certain institutional developments, Developments are due and payable in 6 equal annual payments. Installment payments are subject to the annual interest rate established in the Town's Interest Rate Policy.

Annual Indexing of Development Charges

Indexing Development Charges helps to mitigate the impact of inflationary increases on future growth-related capital costs. Indexing is intended to reflect changes to construction cost increases. Development Charge Rates will be indexed annually as prescribed by the *Development Charges Act and Regulation*.