



DEVELOPMENT CHARGES INFORMATION PACKAGE

Effective October 11, 2016

This information package summarizes the Town of Goderich's policy with respect to development charges. The information contained herein is intended only as a guide. Applicants should review By-Law 109 of 2016 and consult with the Building Department to determine the charges that may apply to specific development proposals. The Development Charges By-Law is available for review at the Goderich Town Hall, Monday to Friday from 8:00 a.m. to 4:00 p.m. and on the Town's website at www.goderich.ca

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BACKGROUND

The Council of the Town of Goderich enacted a new development charges By-Law, 109-2016 on October 11, 2016. The general purpose of the By-Law is to authorize the imposition of development charges against lands located in the Town where the development of land would increase the need for municipal services.

PURPOSE OF DEVELOPMENT CHARGES

Development Charges are collected by the Town for the purpose of financing the construction of new capital infrastructure, as a result of the growth stemming from land development in the Town of Goderich.

AREA TO WHICH THE BY-LAW APPLIES

Subject to Section 3, this By-Law applies to all lands in the Town, whether or not the land or use of the land is exempt from taxation under Section 3 of the Assessment Act.

SERVICES COVERED

The categories of services for which Development Charges are imposed are as follows:

- a) Sanitary sewer services, including sanitary sewage collection and treatment facilities and trunk services
- b) Police services, including facilities and equipment needed due to increased demand
- c) Transportation including road construction and reconstruction
- d) Water services including facilities and equipment needed due to increased demand
- e) Water services including water treatment and distribution facilities
- f) Medical services, including expansion of the existing medical clinic
- g) Studies and costs of implementing the Development Charges By-Law

DEVELOPMENT CHARGE EXEMPTIONS

- a) Creating one or two additional dwelling units in an existing single detached dwelling if the total gross floor area of the additional dwelling unit or units does not exceed the gross floor area of the existing dwelling

- b) Creating one additional dwelling unit in a semi-detached or row dwelling if the total gross floor area of the additional dwelling unit does not exceed the gross floor of the existing dwelling unit
- c) Creating one additional dwelling unit in any other residential dwelling if the total gross floor area of the additional dwelling unit does not exceed the gross floor area of the smallest dwelling unit contained in the building
- d) Development charges payable under section 15 of the By-Law shall be adjusted to account for the full amount of any development charge paid under the terms of a subdivision agreement with the Corporation executed prior to the date of the passing of the By-Law
- e) Any non-residential building existing on the property within two years prior to the application of a building permit for a new building on the same property up to and including the same non-residential building area that existed on the site within two years prior to application for a building permit. All building area in excess of the area stated above is subject to the development charge.
- f) Conversion of any existing residential building, or part thereof, to non-residential use as long as the gross floor area of the existing building is not enlarged. All building area in excess of the existing gross floor area is subject to the development charge.

DEVELOPMENT CHARGES IMPOSED UNDER BY-LAW 109 OF 2016

Town of Goderich Residential Development Charges

October 11, 2016 to October 11, 2017									
Residential Type	Persons Per Unit	Sanitary Sewage Service	Water Services	Transportation	Police Services	Health Services	Administration	Less 10%	Total
Single and Semi-Detached	2.6	\$248.79	\$105.68	\$183.25	\$16.76	\$284.39	\$327.80	-\$116.67	\$1,050.00
Multiple Units and Townhouses	2.1	\$200.94	\$85.36	\$148.01	\$13.54	\$229.70	\$264.76	-\$94.23	\$848.08
Apartments (2 bedrooms +)	1.8	\$172.24	\$73.17	\$126.86	\$11.60	\$196.89	\$226.94	-\$80.77	\$726.92

Apartments (Bachelor and 1 bedroom)	1.3	\$124.39	\$52.84	\$91.62	\$8.38	\$142.20	\$163.90	-\$58.33	\$525.00
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October 12, 2017 to October 11, 2021*									
Residential Type	Persons Per Unit	Sanitary Sewage Service	Water Services	Transportation	Police Services	Health Services	Administration	Less 10%	Total
Single and Semi-Detached	2.6	\$511.75	\$217.39	\$376.94	\$34.48	\$585.00	\$674.28	-\$239.98	\$2,159.85
Multiple Units and Townhouses	2.1	\$413.34	\$175.58	\$304.45	\$27.85	\$472.50	\$544.61	-\$193.83	\$1,744.49
Apartments (2 bedrooms +)	1.8	\$354.29	\$150.50	\$260.96	\$23.87	\$405.00	\$466.81	-\$166.14	\$1,495.28
Apartments (Bachelor and 1 bedroom)	1.3	\$255.88	\$108.69	\$188.47	\$17.24	\$292.50	\$337.14	-\$119.99	\$1,079.92
*These rates are subject to annual indexing, as outlined in the By-law, on July 1 of each year									

**Schedule B
Town of Goderich Non-Residential Development Charges**

October 11, 2016 to October 11, 2017		Sanitary Sewage Service	Water Services	Transportation	Police Services	Health Services	Administration	Less 10%	Total
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Non-Residential Development	per sq. m	\$0.76	\$0.81	\$0.79	\$0.02	\$0.00	\$0.15	-\$0.25	\$2.28
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October 12, 2017 to October 11, 2021*		Sanitary Sewage Service	Water Services	Transportation	Police Services	Health Services	Administration	Less 10%	Total
Non-Residential Development	per sq. m	\$1.53	\$1.62	\$1.59	\$0.04	\$0.00	\$0.30	-\$0.51	\$4.56

*These rates are subject to annual indexing, as outlined in the By-law, on July 1 of each year