

Township of Adelaide Metcalfe Development Charges By-law No. 57-2022
Effective January 1, 2023 to January 1, 2028

Purpose of Development Charges

The general purpose for which the municipality 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 Adelaide Metcalfe passed a municipal-wide By-law No. 57-2022 on November 7, 2022 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. 57-2022 applies to all lands in the Township of Adelaide Metcalfe.

Statement of Treasurer

As required by the *Development Charges Act, 1997*, as amended, the Treasurer for the Township of Adelaide Metcalfe must prepare an annual financial statement reporting on the status and transactions related to the Development Charges reserve funds for the previous year. This statement is presented to the Council for the Township of Adelaide Metcalfe for their review and may be reviewed by the public in the Clerk’s Office during regular business hours.

1. Development charges imposed under this By-law are calculated, payable and collected upon issuance of a building permit with respect to each dwelling unit, building or structure.
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;
 - The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
 - The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building prior to the first expansion;
 - A non-residential farm building
 - Temporary building or structure
 - Lands, building or structures used or to be used for a place of worship or for the purpose of a cemetery or burial ground exempt from taxation under the Assessment Act
3. A reduction in development charges under the by-law is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided that the building or structure was occupied, and a building permit for the redevelopment of the land was issued within five years of the issuance of the demolition permit.

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, “Construction Price Statistics.”

Township of Adelaide Metcalfe Development Charges under By-law No. 57-2022, as amended by Bill 23 & 185
Effective Rates – January 1 to December 31, 2024

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

After Bill 23 and Indexing, effective January 1 to June 5, 2024

Includes Year-2 phase in at 85%

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Appartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(Per sq.ft. of Gross Floor Area)
Township Wide Services/Class of Service:						
Services Related to a Highway	\$ 8,162	\$ 5,399	\$ 5,152	\$ 3,248	\$ 2,794	\$ 2.17
Fire Protection Services	\$ 2,474	\$ 1,636	\$ 1,562	\$ 985	\$ 846	\$ 0.66
Parks and Recreation Services	\$ 1,514	\$ 1,001	\$ 955	\$ 602	\$ 518	\$ 0.09
Growth Studies	\$ 805	\$ 533	\$ 508	\$ 321	\$ 275	\$ 0.22
Total Township Wide Services/Class of Services	\$ 12,955	\$ 8,569	\$ 8,177	\$ 5,156	\$ 4,434	\$ 3.14

After Bill 185, effective June 6 to December 31, 2024

Removal of phase in

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Appartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(Per sq.ft. of Gross Floor Area)
Township Wide Services/Class of Service:						
Services Related to a Highway	\$ 9,602	\$ 6,351	\$ 6,062	\$ 3,821	\$ 3,287	\$ 2.55
Fire Protection Services	\$ 2,911	\$ 1,925	\$ 1,837	\$ 1,158	\$ 996	\$ 0.78
Parks and Recreation Services	\$ 1,781	\$ 1,178	\$ 1,124	\$ 709	\$ 610	\$ 0.11
Growth Studies	\$ 948	\$ 627	\$ 598	\$ 377	\$ 324	\$ 0.26
Total Township Wide Services/Class of Services	\$ 15,241	\$ 10,081	\$ 9,621	\$ 6,065	\$ 5,216	\$ 3.70

This pamphlet summarizes the Township of Adelaide Metcalfe's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law No. 57-2022 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-law is available for inspection at the Adelaide Metcalfe Municipal Office, Monday to Friday, 9:00 AM to 4:00 PM and on the Township's website at <https://www.adelaidemetcalfe.on.ca/dc>

For further information, please contact:

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