

DEVELOPMENT CHARGES 2021

Purpose of Development Charges

Development charges (DC) are fees levied on new development to help offset the cost of servicing growth. The revenues collected from DCs are used to pay for growth-related capital infrastructure.

Background

By-laws 2019-063 and 2019-064 impose Town-wide and area-specific DCs on new residential and non-residential development within the Town.

The by-laws were passed on May 22, 2019, following a collaborative update process with Town staff and local stakeholders. The new rates are in effect as of June 1, 2019.

Is my development subject to DCs?

You may be required to pay development charges for land development or redevelopment projects, if you are:

- Constructing a new building (residential and non-residential)
- Making an addition or alteration to an existing building that increases the number of residential units or the non-residential gross floor area
- Redeveloping a property or making interior alterations that result in a change of use to all or part of a building

What does revenue from DCs pay for?

Development charges help pay for growth-related capital costs for the following Town services:

- General Government (Studies)
- Library
- Emergency Services
- Indoor Recreation
- Outdoor Recreation
- Public Works
- Municipal Parking
- Roads and Related
- Water
- Wastewater



Indexing of DCs

DC's imposed under the current by-laws shall be adjusted annually, without an amendment to the by-laws. DC rates will be adjusted biannually on January 1 and July 1 of each year. The DC rates will be indexed in accordance with the Statistics Canada Non-Residential Building Quarterly Construction Price Index.

Purpose of the Statement of the Treasurer

The annual treasurer's statement, identifying opening and closing reserve fund balances and transactions during the year, is available for review in the office of the clerk at 19000 Leslie Street, Sharon, ON, during normal business hours.

Exemptions

Certain developments are exempt from paying DCs, as provided under the Development Charges Act or the Town's DC By-laws. These exemptions include:

- Relocation of heritage buildings;
- Public hospitals
- Places of worship;
- Mobile temporary sales centres;
- Farm buildings;
- Post secondary institutions;
- Temporary buildings;
- Accessory uses or structures not exceeding 100 square metres;
- Private schools

For a complete list of exemptions, please review the DC by-laws and the Act, or contact Town staff.

When is a DC payable?

The DC is calculated and paid in full on the date of the issuance of a building permit. The building permit will not be issued until the DC has been paid in full.



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Town-wide Residential DCs

	Residential Charge Per Unit			
	Single & Semi-Detached	Multiple Dwelling	Apartments ≥ 700 sq.ft.	Apartments < 700 sq.ft.
Town of East Gwillimbury				
General Government	\$1,816	\$1,466	\$1,077	\$790
Library Services	\$1,268	\$1,024	\$751	\$551
Emergency Services	\$459	\$371	\$272	\$199
Indoor Recreation	\$10,645	\$8,590	\$6,310	\$4,629
Outdoor Recreation	\$7,102	\$5,729	\$4,208	\$3,087
Public Works	\$559	\$449	\$330	\$242
Municipal Parking	\$43	\$34	\$25	\$18
Roads and Related	\$7,052	\$5,690	\$4,180	\$3,066
Water Services	\$2,148	\$1,733	\$1,274	\$934
Wastewater Services	<u>\$4,119</u>	<u>\$3,324</u>	<u>\$2,440</u>	<u>\$1,792</u>
Total Town Wide Charge	\$35,211	\$28,410	\$20,867	\$15,308

Town-wide Non-Residential DCs

	Non-Residential Charge Per Square Foot of GFA	
	Retail	Non-Retail
Town of East Gwillimbury		
General Government	\$0.95	\$0.65
Library Services	\$0.00	\$0.00
Emergency Services	\$0.23	\$0.16
Indoor Recreation	\$0.00	\$0.00
Outdoor Recreation	\$0.00	\$0.00
Public Works	\$0.28	\$0.19
Municipal Parking	\$0.00	\$0.00
Roads and Related	\$6.66	\$1.93
Water Services	\$1.27	\$1.34
Wastewater Services	<u>\$1.58</u>	<u>\$0.83</u>
Total Town Wide Charge	\$10.97	\$5.10

For more information, please contact:

Note:

If there is any discrepancy between this pamphlet and the DC By-Laws, the DC By-Laws shall prevail.

Customer Service
905- 478-4282

Hours of operation
Monday to Friday
8:30 a.m. to 4:30 p.m.

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