

Township of Alfred and Plantagenet Development Charges By-law Pamphlet

By-law Number 2023-46

This pamphlet summarizes the Township of Alfred and Plantagenet's policy with respect to development changes. By-law No. 2023-46 imposes Municipal-wide development charges for municipal services.

The information contained herein is intended only as a guide. Applicants should review By-law No. 2023-46 (as amended) and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

Development charges by-laws are available for inspection in the Finance Department and the Clerk's office, Monday to Friday, 8:30 AM to 4:00 PM and on the municipality's website at: <https://alfred-plantagenet.com>.

Pamphlet updated August 29, 2023, to reflect rates effective July 19, 2023.

Background

The Council of the Township of Alfred and Plantagenet passed uniform municipal-wide By-law No. 2023-46 on July 19, 2023. Copies of the by-law are available from the Clerk's Department.

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.

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 2023-46 apply to all lands in the Township of Alfred and Plantagenet. Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services based on provisions in the by-law.

Statement of the Treasurer

As required in the Development Charges Act, 1997, as amended, and Bill 73, the Treasurer for the Township of Alfred and Plantagenet must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the

Township of Alfred and Plantagenet for their review and may be reviewed by the public in the Clerk's Department during regular business hours at 205 Old Highway 17, Plantagenet Ontario K0B 1L0.

Details of the By-law

1. Development charges for Waste Diversion Services, Roads Services and Public Works Services shall be calculated and be payable at the time of execution of a subdivision agreement or an agreement entered into as a condition of consent. The development charges for the other services shall be calculated and be payable on the date the first building permit is issued.
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.
 - An interior alteration to an existing building or structure which does not change or intensify the use of the land.
 - 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 public hospital exempt from taxation under section 3 of the *Assessment Act*.
3. A reduction in development charges under the by-laws 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.

Indexing of Development Charges

The schedule of development charges will be adjusted annually as of January 1st of each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics."

For further information, please contact:

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**MUNICIPALITY OF ALFRED AND PLANTAGENET
DEVELOPMENT CHARGES**

By-law 2023-46 as amended, effective July 19, 2023, to July 18, 2033.

Municipal-wide development Charges under By-law 2023-46 as amended.

EFFECTIVE DATE JULY 19, 2023

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

Service/Class of Service	Single and semi-detached	Other multiples	Apartments – 2 Bedrooms +	Apartments – Bachelor and 1 Bedroom	(Non-residential) Farm Building	(Non-residential) Other
Roads and Related Services	\$5,708	\$4,418	\$3,648	\$2,746	\$1.60	\$3.20
Fire Protection Services	\$147	\$114	\$94	\$71	\$0.04	\$0.08
Parks and Recreation Services	\$1,348	\$1,043	\$861	\$648	\$0.06	\$0.12
Library Services	\$349	\$270	\$223	\$168	\$0.02	\$0.03
Waste Diversion Services	\$2	\$2	\$1	\$1	\$0.00	\$0.00
Total Municipal Wide Services / Class of Services	\$ 7,554	\$ 5,847	\$ 4,827	\$ 3,634	\$ 1.72	\$ 3.43

*Non-residential charges are calculated in \$ per sq. ft. of Gross Floor Area.

The development charges are being phased in annually, under provisions of the Development Charges by-law. Commencing with the adoption of By-law 2023-46, the charges are as follows:

Current Calculated Charges Per Year	Single and Semi-Detached Dwelling	Other Multiples	Apartments – 2 Bedrooms or more	Apartments – Bachelor and 1 Bedroom	(Non-residential) Farm Buildings	(Non-residential) All Other
Current Charges	\$3,951	\$3,951	\$3,951	\$3,951	\$0.65	\$2.29
Calculated Charges (Year 2)	\$6,043	\$4,678	\$3,862	\$2,907	50% expansion exemption	\$2.74
Calculated Charges (Year 2)	\$6,421	\$4,970	\$4,103	\$3,089	50% expansion exemption	\$2.92
Calculated Charges (Year 3)	\$6,799	\$5,262	\$4,344	\$3,271	50% expansion exemption	\$3.09
Calculated Charges (Year 4)	\$7,176	\$5,555	\$4,586	\$3,452	50% expansion exemption	\$3.26
Calculated Charges (Year 5)	\$7,554	\$5,847	\$4,827	\$3,364	50% expansion exemption	\$3.43

*Non-residential charges are calculated in \$ per sq. ft. of Gross Floor Area.