

Copies of the Development Charges Study and Development Charges By-law are available for inspection at the Township of Greater Madawaska Municipal Office located at 19 Parnell Street, Box 180, Calabogie, Ontario, K0J 1H0. For further information regarding development charges or to review the Annual Statement of the Treasurer which accounts the annual transactions related to the Development Charges Reserve Funds contact the Township Municipal Office during regular office hours at (613) 752-2222.

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TOWNSHIP OF GREATER MADAWASKA DEVELOPMENT CHARGES 2017

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TOWNSHIP OF GREATER MADAWASKA DEVELOPMENT CHARGES

The Development Charges Act, 1997, authorizes municipalities to pass by-laws to impose development charges against land to recover the increased capital costs required because of increased needs for services arising from development. These services include fire protection, transportation, recreation, library and any supporting studies (ie. Development Charges Studies) required as a result of the capital needs of growth.

A Development Charges Study authorized by the Township of Greater Madawaska was completed which provided the framework for the new Development Charges By-law and the basis upon which the Township’s new Development Charges were calculated. The study determined a Development Charges rate structure which will not require existing taxpayers to cover the capital costs of new growth and which will not require new taxpayers to contribute more than their fair share. In accordance with the Development Charges Act, new taxpayers will contribute no more than their share of the net capital cost of providing the average level of service that has been provided over the past ten year period in the Township.

On April 10, 2017, the Township of Greater Madawaska passed By-law No. 36-2017, being a by-law to impose development charges on all new residential, commercial/industrial and institutional development in the Township of Greater Madawaska. The Development Charge is allocated between five different service categories, General Eligible Services, Fire Protection, Transportation, Recreation and Library. The Development Charges apply to all lands located within the Township of Greater Madawaska.

NEW DEVELOPMENT CHARGES

All development charges must be paid prior to the issuance of a building permit. The following table provides a summary of the new development charges for the Township of Greater Madawaska. The proposed development charges are as follows:

<u>Use</u>	<u>Category</u>	<u>New Development Charges (2016)</u>
Residential (per dwelling unit)	Single Detached Dwelling Unit	\$3,846.00
	Attached Dwelling Unit	\$3,846.00
	Apartment Dwelling Unit	\$0.00
	Mobile Home	\$0.00
Commercial/Industrial * (per m ² of g.f.a.)	All Categories except Industrial expansions of less than 50% of the existing g.f.a. (See note *.)	\$2.62 per m ²
Institutional	Charge determined as per nature of the use, ie. Residential components charged according to class of use and other components charged as per Commercial/ Industrial rate.	

[*Note: The Commercial/Industrial Development Charge applies to all categories except enlargements of existing industrial buildings of 50% of the G.F.A. or less. For enlargements of existing industrial buildings that are greater than 50%, a charge is applied only to the amount that exceeds 50%.]

ALLOCATION OF DEVELOPMENT CHARGES BETWEEN SERVICE CATEGORIES

The following table provides a breakdown of how the new Development Charges dollars to be collected for the Township of Greater Madawaska, are to be allocated between the various service categories.

Allocation of Residential Development Charges Between Service Categories

Service Categories	Residential Development Charge by Dwelling Unit Type and Service Category (charge per dwelling unit)
	Single Detached & Attached
General Eligible Services (4.92%)	\$189.22
Fire Protection (24.46 %)	\$940.73
Transportation (62.85 %)	\$2,417.21
Recreation (5.93%)	\$228.07
Library (1.84%)	\$70.77
Total	\$3,846.00

Allocation of Commercial/Industrial Development Charges Between Service Categories

Service Categories	Commercial/Industrial Development Charge (per m ² of g.f.a.)
General Eligible Services (5.36 %)	\$0.14
Fire Protection (26.87 %)	\$0.70
Transportation (67.77 %)	\$1.78
Recreation (0.0 %)	
Library (0.0%)	
Total	\$2.62