



## **MUNICIPALITY OF THAMES CENTRE DEVELOPMENT CHARGES**

This pamphlet summarizes the Municipality of Thames Centre's policy with respect to development charges.

The information contained herein is intended as a guide. Applicants should review By-law No. 83-2013 and consult with the Building Department to determine the applicable charges that may apply to specific proposals.

The Development Charge By-law is available for inspection in the Director of Financial Services/Treasurer's office, Monday to Friday, 8:30 a.m. to 4:30 p.m. and on the Municipality's website at [www.thamescentre.on.ca](http://www.thamescentre.on.ca).

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### **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 Municipality of Thames Centre passed municipal-wide By-law No.83-2013 on October 28, 2013 under Section 2(1) of the *Development Charges Act, 1997, S.O., 1997 c.27*.

### **DEVELOPMENT CHARGE RULES**

1. Development Charge By-law No.83-2013 applies to all lands in the Municipality of Thames Centre whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act, R.S.O. 1990, c.A.-31*.

2. The Development Charge By-law shall not apply to land that is owned by and used for the purposes of:
  - (a) a board of education;
  - (b) any municipality or local board thereof;
  - (c) hospital under the Public Hospitals Act;
  - (d) a college or university;
  - (e) a cemetery or church;
  - (f) non-residential farm building constructed for bona fide farm uses; and
  - (g) industrial development.

## **RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

1. No development charge shall be imposed with respect to developments or portions of developments as follows:
  - (a) the enlargement of an existing residential dwelling unit;
  - (b) the creation of one or two additional residential dwelling units in an existing single detached dwelling where the total gross floor area of the additional unit(s) does not exceed the gross floor area of the existing dwelling unit;
  - (c) the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.
2. Notwithstanding section 1(b) above, development charges shall be calculated and collected in accordance with the Schedule of Development Charges on the back of this pamphlet where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing single detached dwelling unit.
3. Notwithstanding section 1(c) above, development charges shall be calculated and collected in accordance with the Schedule of Development Charges on the back of this pamphlet where the additional dwelling unit has a residential gross floor area greater than,
  - (a) in the case of semi-detached house or multiple dwelling, the gross floor area of the existing dwelling unit, and
  - (b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.

## **RULES WITH RESPECT TO RE-DEVELOPMENT**

1. In the case of the demolition of all or part of a residential building or structure:
  - (a) a credit shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the

development or redevelopment within five years from the date the demolition permit has been issued; and

- (b) if a development or redevelopment involves the demolition of and replacement of a residential building or structure, a credit shall be allowed equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable.
- (c) if a development or redevelopment involves the demolition of and replacement of a non-residential building or structure, a credit shall be allowed equivalent to the gross floor area demolished multiplied by the applicable non-residential development charge in place at the time the development charge is payable.

- 2. A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this by-law.

#### **TIMING OF CALCULATION AND PAYMENT**

- 1. Where a permit is required under the Building Code Act in relation to a building or structure, the owner shall pay the development charge prior to the issuance of a permit or prior to the commencement of development or redevelopment as the case may be; and
- 2. Despite above, Council, from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

**MUNICIPALITY OF THAMES CENTRE**

**SCHEDULE OF DEVELOPMENT CHARGES**

**UNDER BY-LAW No 83-2013**

**(indexing effective February 12, 2018)**

	<b>Residential</b>					<b>Non-residential</b>
	Single-detached & semi-detached dwelling	Apartments: 2 bedrooms +	Apartments: bachelor & 1-bedroom	Multiples	Nursing home bedroom units	Per ft <sup>2</sup> (gross floor area)
<b>Municipal-Wide Services</b>						
Roads and related	1,964	1,058	784	1,315	585	1.06
Fire protection	882	477	352	591	263	0.48
Parks	3,308	1,783	1,319	2,216	984	0.44
Recreation	2,318	1,248	924	1,551	690	0.29
Library	346	186	137	231	102	0.04
Administration	794	427	316	531	236	0.46
	9,612	5,179	3,832	6,435	2,860	2.77
<b>Urban Services</b>						
Wastewater services	12,493	6,729	4,983	8,366	3,718	9.08
Water services	5,341	2,877	2,129	3,576	1,589	3.88
	17,834	9,606	7,112	11,942	5,307	12.96
<b>Total municipal-wide &amp; urban</b>	<b>27,446</b>	<b>14,785</b>	<b>10,944</b>	<b>18,377</b>	<b>8,167</b>	<b>15.73</b>
The development charges imposed pursuant to Development Charge By-law No. 83-2013 are not being phased-in and are payable in full, subject to the exemptions herein, from the effective date of this by-law.						