

TOWN-WIDE DEVELOPMENT CHARGES
EFFECTIVE SEPTEMBER 1, 2012 TO DECEMBER 31, 2012

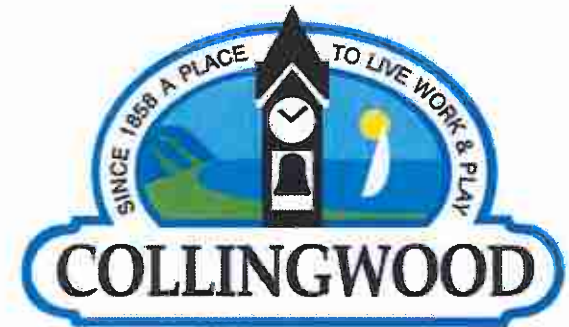
SERVICE	RESIDENTIAL				NON-RESIDENTIAL
	Single-De-tached Dwelling & Semi-De-tached Dwelling	Apartments		Other Multiples	(Per sqf. of Gross Floor Area)
		2 Bed-room +	Bachelor & 1 Bed-room		
Municipal Wide Services	\$	\$	\$	\$	\$
Administration	148	94	67	122	.05
Airport Space	83	53	38	69	.03
Fire Protection Services	528	336	239	437	.09
Indoor Recreation Services	485	308	220	401	.03
Library Services	646	411	293	534	.03
Municipal Parking	197	125	89	163	.07
Outdoor Recreation Services	2,653	1,689	1,204	2,193	.15
Police Protection Services	82	52	37	68	.03
Rail Service Lines	121	77	55	100	.04
Roads & Related	5,117	3,258	2,325	4,229	1.78
Transit	35	22	16	29	.01
Total Municipal Wide Services	\$10,095	\$6,425	\$4,583	\$8,345	\$2.31
Urban Services					
Wastewater Services	6,401	4,075	2,907	5,291	1.82
Water Services	4,568	2,907	2,073	3,774	1.30
Total Urban Services	\$10,969	\$6,982	\$4,980	\$9,065	\$3.12
Grand Total Rural Area	\$10,095	\$6,425	\$4,583	\$8,345	\$2.31
Grand Total Urban Area	\$ 21,064	\$ 13,407	\$ 9,563	\$ 17,410	\$ 5.43

BLACK ASH CREEK AREA SPECIFIC DEVELOPMENT CHARGES
EFFECTIVE OCTOBER 15, 2007 INDEXED JANUARY 1, 2012

SERVICE	RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT
Storm Water Drainage	per net developable acre \$5,165.78

Additional Information: This pamphlet is intended to give an overview of development charges. For more complete information, reference should be made to the *Development Charges Act, 1997* and the Background Studies for the respective by-laws.

**Town of Collingwood
Development Charges Pamphlet**



This pamphlet summarizes the Town of Collingwood's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review the relevant By-laws and consult with the Building Department to determine the charges that may apply to specific development proposals.

Development Charge By-laws No. 2007-117 and 2009-092 are available for inspection in the office of the Town Clerk, Monday to Friday, between 8:30 a.m. and 4:30 p.m. and on the Town's website: www.collingwood.ca

***Pamphlet updated August 27, 2012
to reflect rates effective
September 1, 2012***

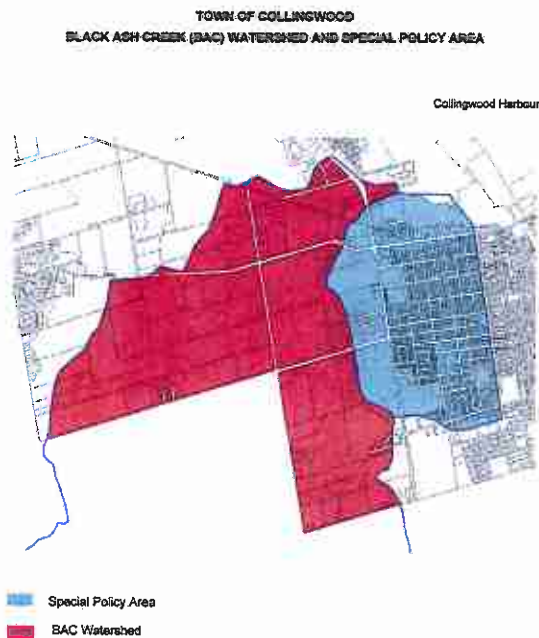
(This pamphlet does not include Development Charge information for the County of Simcoe, Public School Board or Separate School Board or their policies on development charges)

Purpose of Development Charges

Development charges are levies against new development imposed to assist in financing the infrastructure required to meet the increased need for services resulting from growth and development. Development charges help protect existing taxpayers by having growth pay for growth.

The Town of Collingwood Council passed By-law No. 2009-092 on July 27, 2009 (effective September 1, 2009) under section 2 of the *Development Charges Act, 1997*. This by-law establishes Town-wide development charges.

Council also passed By-law No. 2007-117 known as the "Town of Collingwood Black Ash Creek Area-Specific Development Charge By-law" which establishes a storm water drainage charge applicable to the lands shown in the map below.



Development Charges Rules

1. Development Charge By-law No. 2009-092 applies to all lands in the Town of Collingwood. The storm water drainage charge established under By-law No. 2007-117 applies only to the specific area shown in the map at the bottom left.
2. Development Charges are payable under the by-laws prior to the issuance of a building permit.
3. The following uses are wholly exempt from Development Charges under both by-laws:
 - lands owned by and used for the purposes of a municipality, local board thereof, or board of education;
 - hospitals under the *Public Hospitals Act*;
 - a place of worship classified as exempt from taxation under section 3 of the *Assessment Act*;
 - a non-residential farm building;
 - the enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specified 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.
4. A reduction in Town-wide development charges under By-law No. 2009-092 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 within the prior five years or a demolition permit has been issued within five years prior to the issuance of a building permit for redevelopment of the lands. For certain lands covered under OPA #10 and #12, a credit is available for the demolition or redevelopment of buildings or structures that were industrial use and are being replaced by commercial buildings or structures.
5. Under By-law No. 2007-117, a reduction will only apply if a "Black Ash Creek Area Specific" development charge has previously been paid under this by-law or a predecessor by-law and the land is being redeveloped.

6. The schedule of development charges will be adjusted annually on January 1 in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Non-residential Building Construction Price Index".
7. Charges are being phased in over 3 years for residential and 4 years for non-residential charges. The phasing increases will occur on September 1 of each year. September 1, 2012 is the last phasing increase.

Services to Which Development Charges Relate

- Administration—Growth related studies
- Library Services
- Fire Services
- Police Services
- Indoor Parks and Recreation
- Outdoor Parks and Recreation
- Roads and related—including associated structures, sidewalks, street lights, traffic signals, landscaping and intersection improvements.
- Transit Services
- Municipal Parking Services
- Rail Services
- Airport Services
- Water
- Sanitary Sewers

Purpose of the Treasurer's Statement

The purpose of the annual statement of the treasurer is to document the continuity of each development charge reserve fund. The Treasurer's Statement shall provide a description of each service for which a fund was established, collections, interest earned, funding transfers, borrowing transactions, and landowner credit transactions.

The Treasurer's Annual Statement may be viewed by the public in the office of the Town Clerk during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m. or on the Town website: www.collingwood.ca.