

TOWN OF ST. MARYS DEVELOPMENT CHARGES

JANUARY 2018

Purpose of Development Charges

The purpose of Development Charges is to recover the growth-related costs associated with the capital infrastructure needed to service new development and redevelopment.

Development Charge funds may only be used for the purpose for which they are collected.

Development Charges are based on the methodology that existing taxpayers should not be liable for the capital costs of new growth.

At the same time, new taxpayers should not have to contribute more than the net capital cost attributable to growth in order to maintain current levels of municipal services.

Term of by-law

By-law 99-2017 was passed on November 28, 2017 by Town of St. Marys Council and came into effect on January 1, 2018. By-law 99-2017 is set to expire on January 1, 2023.

What do Development Charges pay for?

Development Charges help cover the cost of the following growth-related services:

- Child care
- Fire and police protection
- Water and wastewater services
- Roads and related infrastructure
- Indoor and outdoor recreation
- Library services
- Waste division

Development Charge collection

Development Charges are payable in full on the date that the building permit is issued.

Is my project subject to a development charge?

Charges are applicable to all lands, buildings, or structures that are developed for residential use. You may be required to pay Development Charges if you are:

- Constructing a new building
- Making an addition or alteration that increases the number of residential units
- Redeveloping or altering a property that results in a change of use to all or part of the building

**See reverse
for rates and
more details**



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Indexing of development charges

Development Charges will be adjusted annually on January 1 of each year, commencing in 2018, in accordance with the most recent annual charge in the Statistics Canada Quarterly Construction Price Statistics.

Exemptions

For a complete list of exemptions, please refer to By-law 99-2017, or contact Town staff. Exemptions include:

- Enlarging an existing residence
- The creation of less than two additional dwelling units in an existing single detached residence
- The creation of one additional dwelling unit in any other existing residential dwelling
- An industrial, commercial or institutional development
- An accessory building
- Any use permitted under Section 39 of the Planning Act

STATEMENT OF THE TREASURER

The treasurer of the Town of St. Marys is responsible for the Development Charges reserve fund. The Treasurer's Annual Statement, identifying opening and closing balances and Development Charges reserve fund transactions during the year, may be viewed at:

www.townofstmarys.com

OR

in print at the Municipal Operations Centre (408 James Street South, St. Marys) between the hours of 8:30 a.m. and 4:30 p.m.

Town of St. Marys 2019 Schedule of Development Charges

Residential	Per unit
Single and semi-detached dwelling	\$8,657
Apartment - Two+ bedroom	\$5,150
Apartment - Bachelor and one-bedroom	\$3,567
Townhouse and other multiple dwelling	\$5,915
Non-Residential	Per foot
Commercial/Industrial/Institutional buildings	Exempt