

Township of Scugog Schedule of Development Charges by Service Category EFFECTIVE July 1, 2009

Uses of Land, Building, or Structures	Residential Development Charge per Dwelling Type			Non-Residential Development Charge per Square Metre of Gross Floor Area		
	Single & Semi-Detached	Rows & Other Multiples	Apartments	Commercial	Institutional	Industrial
<i>Township-Wide Uniform Charges</i>						
Library Services	\$394.00	\$313.00	\$261.00	\$0.00	\$0.00	\$0.00
Fire Services	\$789.00	\$625.00	\$297.00	\$3.89	\$3.60	\$0.00
Parks & Recreation	\$3,214.00	\$2,549.00	\$2,238.00	\$0.00	\$0.00	\$0.00
Public Works & Fleet	\$736.00	\$584.00	\$372.00	\$4.02	\$4.52	\$0.00
Animal Control	\$23.00	\$18.00	\$13.00	\$0.00	\$0.00	\$0.00
General Government	\$169.00	\$134.00	\$138.00	\$0.85	\$1.67	\$0.00
Roads & Related	\$6,580.00	\$5,219.00	\$3,293.00	\$54.16	\$30.34	\$0.00
Total Development Charge	\$11,905.00	\$9,442.00	\$6,612.00	\$62.92	\$40.13	\$0.00

For more information please contact:

Planning and Public Works Department
OR
Clerk's Department

Township of Scugog
181 Perry Street
Port Perry, ON L9L 1A7
(905) 985-7346

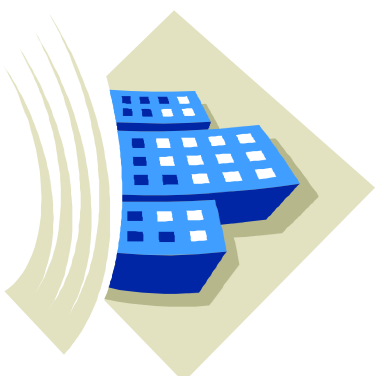
The Development Charges By-law No. 72-09 and the Development Charge Background Study is available from the Clerk's Department office during regular business hours. Copies are also available on the Township of Scugog Website at www.scugog.ca.

The information provided in this pamphlet is intended only as a guide. Applicants should review the approved by-law and consult with the Planning and Public Works Department to determine the charges that may apply to specific development proposals.



Development Charges

What You Need to Know



Purpose of Development Charges

New development generates capital costs which should be financed from this new growth. Development charges are a viable capital funding source to recover the net cost of these capital expenditures. In arriving at the net cost, allowance is made for provincial and/or federal grants, where applicable, and other sources of funding, as well as deductions required by the *Development Charges Act, 1997*.

Development Charge By-Law Policies & Rules

On June 22, 2009, the Council of the Township of Scugog passed By-law No. 72-09, pursuant to the *Development Charges Act, 1997*. The by-law, which came into effect on July 1, 2009, imposes uniform development charges against all lands developed within the boundaries of the Township.

Applicability

The Township's development charges apply to most new buildings and certain expansions. The residential charge varies by type of dwelling (i.e. single and semi-detached, row and other multiple, and apartment) and is applied on a per unit basis. The non-residential charge varies by type of development (i.e. commercial, industrial and institutional) and is applied on the basis of building floor area (per square metre).

Indexing

At the discretion of Council, the Township's development charges will be indexed on July 1, 2010 and each subsequent year in accordance with the annual change in the Statistics Canada Quarterly Construction Price Index.

Collection

The Township's development charges are payable at building permit issuance, unless otherwise specified in the development agreement.

Exemptions

A number of exemptions are legislated under the *Development Charges Act, 1997*. Further, the Township will provide a redevelopment credit for certain demolitions. Reference should be made to Development Charges By-law No. 72-09 concerning these exemptions.

Services Included

- Library Services
- Fire Services
- Parks & Recreation
- Public Works, Buildings & Fleet
- Animal Control
- General Government
- Roads & Related

Statement of Treasurer

Each year the Township Treasurer will document the continuity of each Development Charge Reserve Fund, inclusive of services covered, draws, interest earnings, development charge collections, borrowings and landowner credit transactions. The annual statement by the Treasurer will be available by June 30th of the subsequent year and may be reviewed by the public in the Clerk's Department at the Municipal Office during regular business hours.



Regional & Education Development Charges

The Township collects development charges on behalf of the Region of Durham and the Durham District and Durham Catholic District School Boards, where applicable. These agencies calculate their charges due based on information supplied by the applicant and advise the Township of the amount to collect. Any questions about the Regional and Education development charges should be directed to:

Regional Charges:

- Development Approvals
Works Department
Regional Municipality of Durham
605 Rossland Road East
Whitby, ON L1N 6A3
(905) 668-7711

Education Charges:

- Facilities Services
Durham District School Board
400 Taunton Road East
Whitby, ON L1R 2K6
(905) 666-5500
- Facility Services
Durham Catholic District School Board
6650 Rossland Road West
Oshawa, ON L1J 7C4
(905) 576-6150

Total Development Charges Payable for a Single or Semi-Detached Dwelling in the Township of Scugog (including Regional and Education Charges)

	Township of Scugog (1)	Region of Durham (2)	School Boards (2)	Total
Serviced Lot	\$11,905.00	\$18,486.00	\$1,964.00	\$32,355.00
Unserviced Lot	\$11,905.00	\$7,840.00	\$1,964.00	\$21,709.00

- Notes:
- (1) A Cash-in-Lieu of Parkland payment equal to 5% of the value of the land may also apply
 - (2) Please refer to the development charge pamphlets, by-laws and background studies prepared by the Region of Durham and the Durham District and Durham Catholic District School Boards for further information