



# Facts Sheet

---

APRIL 1, 2024

## TOWNSHIP OF ZORRA DEVELOPMENT CHARGES-NEW RATES INDEXED AS OF APRIL 1, 2024

### BACKGROUND

Development Charges are used to finance capital works required for new housing and non-residential development. The Zorra by-law applies to most new residential and some forms of non-residential development on lands within the boundaries of Zorra. Development Charges generated from the zorra wide charge go toward growth-related costs associated with growth-related studies, fire, roads, parks and recreation services. The development charges related to the County of Oxford are highlighted in the document issued by the County and can be viewed on their website.

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that, prior to the passing of a by-law a development charges background study be undertaken, with reference to:

- The forecasted amount, type and location of future development
- The average services provided in the Township over the 10-year period immediately preceding the preparation of the background study.
- Capital cost calculations for each eligible development charge service.
- An examination of the long-term capital and operating costs for the infrastructure required to service the forecasted development.

Watson & Associates Economists Ltd prepared the Development Charges Background Study for the Township dated April 18, 2019. The study served as the basis for the development charge rates approved by the Township of June 19, 2019, through By-law 18-21 amended By-law 32-19. The by-law has a maximum life of 5 years and will be in force until June 18, 2024, unless repealed sooner.

### EXEMPTIONS

Several exemptions to the payment of development charges are established under the Development Charges Act, S.O. 1997 and By-law No. 32-19 and 18-21 amended. These include land that is owned and used for the purposes of a board of education, any municipality or Local Board, and places of worship. This by-law shall not be applied to farms, industrial buildings, private schools, temporary buildings, affordable housing, temporary dwellings, and long-term care homes.



## INDEXING

The development charges are adjusted annually on April 1<sup>st</sup> of each year, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, “Construction Price Statistics”.

- The development charge is payable in full upon issuance of a building permit.
- Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax bill and will be collected in the same manner as taxes and subject to an interest rate as established for tax collection.
- The development charge rates set out below are effective April 1, 2024.

Development Type	Rate (per unit)
Single Detached & Semi Detached	\$6,642
Apartments (2 or more bedrooms)	\$3,541
Apartments (Bachelor or 1 bedroom)	\$2,396
Other Multiples	\$4,172
Non-Residential	\$20.62/sq m
Wind Turbine	\$4,403

## STATEMENT OF TREASURER

The Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues. The statement will document the continuity of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portions of each project that is funded from reserve fund and the portion funded from other sources of funding.

The annual statement will be available by April 30<sup>th</sup> of the subsequent year. This statement may be viewed by the public at the Township Office (274620 27<sup>th</sup> Line, Ingersoll) during the regular business hours (weekdays from 8:00am to 5:00pm) or by email request to [dlarder@zorra.ca](mailto:dlarder@zorra.ca).

For further information, contact:

Diane Larder, Director of Finance

PO Box 306,

274620 27<sup>th</sup> Line (physical address),

Ingersoll, ON N5C 3K5

519-485-2490, ext 7225

[dlarder@zorra.ca](mailto:dlarder@zorra.ca)

This information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult with Township of Zorra staff to determine the applicable charges that may apply to specific development proposals.