

PURPOSE OF DEVELOPMENT CHARGES

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Development charge funds may only be used for the purpose for which they are collected.

BACKGROUND STUDY

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 of 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 5, 2024. The study served as the basis for the development charge rates approved by the Township of June 19, 2024, through By-law 30-24.

DEVELOPMENT CHARGES FOR THE TOWNSHIP OF ZORRA BY-LAW 32-19 AMEND BY-LAW 30-24.

- Residential development charges (calculated on the number and type of units) are imposed upon all lands within the Township of Zorra.
- The development charge is payable in full upon issuance of a building permit.
- The development charges rates set out below are **effective June 13, 2025**

Development Type	Rate (per unit)
Single & Semis	\$9,169
Apartment (2 or more bedrooms)	\$5,406
Apartment (Bachelor & 1 bedroom)	\$3,432
Other Multiples	\$6,749
Non-Residential	\$30.62/sq m
Wind Turbine	\$4,476

TERM OF BY-LAW

By-law 30-24 has a maximum life of 5 years and will remain in force until June 18, 2029 unless repealed sooner.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be adjusted annually on June 13 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."

SERVICES COVERED

Development charges have been imposed for the following categories of the Township services to pay for the increased capital costs required as a result of increased needs for services arising from development:

- Fire Protection Services
- Services Related to a Highway
- Parks and Recreation Services
- Growth-Related Studies

EXEMPTIONS

A number of exemptions to the payment of development charges are established under the Development Charges Act, S.O. 1997 and By-law No. 30-24. 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 Farm, private schools, temporary buildings, affordable housing, temporary dwellings and long-term care home.

UNPAID CHARGES TO BE ADDED TO TAX ROLL

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.

STATEMENT OF THE 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 the reserve fund and the portion funded from other sources of funding.

ADDITIONAL INFORMATION

This pamphlet is intended to give an overview of development charges. For more complete information, references must be made to the Development Charges Background Study and the Township's annual development charges statement.

For further information, contact:

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THE CORPORATION OF THE TOWNSHIP OF ZORRA

DEVELOPMENT CHARGE INFORMATION

BY-LAW 30-24

This pamphlet summarizes the
Development Charges effective
June 13, 2025.

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