

EXEMPTIONS

A number of exemptions to the payment of development charges are established under the Development Charges Act, S.O. 1997 and By-laws No. 19-5057 and 21-5131. These include land that is owned and used for the purposes of a public hospital, a board of education, a college or university, places of worship, non-profit long term care homes, the enlargement of an existing dwelling unit, the creation of additional dwelling units, property within the Central Business District and all non-residential uses.

REDEVELOPMENT

A credit will be provided against development charges owing where buildings have been demolished to permit the redevelopment of the property.

The eligibility for demolition credits is restricted to demolitions that occur within five years of the redevelopment of the property.

PAYMENT OF DEVELOPMENT CHARGES

Development charges are payable in equal annual installments for rental and non-profit housing, and institutional development. The installments begin on the earlier of building permit issuance and first occupancy and continue for 5 years for rental housing and institutional development and 20 years for non-profit housing.

For all other development, the default timing of payment is building permit issuance.

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 roll 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 reserve fund, including the description of each service, opening and closing balances and development charges reserve fund transactions during the year.

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 Town's annual development charges statement.

For further information, contact:

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THE CORPORATION OF TOWN OF INGERSOLL

DEVELOPMENT CHARGE INFORMATION

BY-LAWS 19-5057/ 21-5131

This pamphlet summarizes the Development Charge By-law effective and rates effective April 1, 2021.

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

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 bylaw, a development charges background study be undertaken, with reference to:

- The forecasted amount, type and location of future development
- The average service levels provided in the Town 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 (D.C.) Background Study for the Town dated May 2019. The study served as the basis for the development charge rates approved by the Town on July 8, 2019 through by-law 19-5057.

The Development Charges (D.C.) Update Study dated January 7, 2021 was prepared to amend the D.C. Background Study and By-law 19-5057.

The amendment is to reflect changes to the Development Charges Act through the “More Homes, More Choice: Ontario’s Housing Supply Action Plan” and COVID-19 Economic Recovery Act including:

- Removal of the 10% statutory deduction
- Updates to capital cost estimates and reallocation of service specific growth-related studies; and
- Changes to the timing of calculation and collection of Development Charges and statutory exemptions.

All other components of the 2019 D.C. Background Study and D.C. By-law 19-5057 remain unchanged.

TERM OF BY-LAW

By-law 19-5057 has a maximum life of 5 years and will remain in force until July 8, 2024 unless repealed sooner. Amending By-law 21-5131 is set to expire on July 8, 2024.

CALCULATION OF CHARGE

The development charge payable is the charge that would be determined under the by-law on:

- The day of application for site plan control; or, if not applicable
- The day of application for rezoning; or, if both not applicable
- The day set out in the by-law.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be adjusted annually on April 1st 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.”

DEVELOPMENT CHARGES FOR THE TOWN OF INGERSOLL

BY-LAWS 19-5057/ 21-5131

The development charge rates set out below are **effective Aril 1, 2021 to March 31, 2022.**

Development Type	Rate (per unit)
Singles & Semis	\$3,517
Large Apartment (2 or more bedrooms)	\$1,875
Small Apartment (Bachelor & 1 bedroom)	\$1,267
Rows & other multiples	\$2,209

SERVICES COVERED

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

- Fire Services
- Parks and Recreation
- Growth Related Studies
- Roads and Related