



City of Pembroke

DEVELOPMENT CHARGES June 2016

Planning ahead

to meet tomorrow's needs

City of Pembroke DEVELOPMENT CHARGES

The Development Charges Act came into effect March 1, 1998. Under this Act, municipalities must undertake a study and adopt a by-law if they wish to impose a Development Charge. The City of Pembroke has prepared a study and has adopted a by-law which will be effective for the period **June 7, 2016 to June 6, 2021**.

General Purpose

The purpose of a development charge is to generate revenues to finance eligible municipal services required because of growth and development in the City. An example of the purpose of the development charge would be as follows: Forty additional dwellings are built in the municipality and there arises the need for additional library books to serve new library patrons and build a new playground structure to serve children arriving in the neighbourhood. The need for new books and new playground equipment arose from growth and is now charged back through development charges to those who created the demand for the additional services. The development charge reserve fund would then be used to purchase new books and build a new playground. Development charges may **not** be used for salaries, maintenance costs, operational costs, or for the replacement equipment and furniture.

The 2016 Development Charges By-law will be used to fund transportation, environmental, fire and recreation and cultural services.

Who must pay development charges?

Development charges are imposed on all new buildings and structures throughout the municipality with certain exceptions. The charges do not apply to accessory uses

to residences such as a garage, storage building, garden shed, swimming pool, and small additions. Development charges do not apply to buildings less than 10 m² (107.6 ft.²). Generally, development charges are only applied to new dwelling units or new non-residential buildings. Any expansion of up to 50 % of any existing industrial building is also exempt. Development charges are pro-rated to reduce the charge applicable to larger industrial buildings.

When must the charge be paid?

The development charge is payable on the date a building permit is issued.

Treasurer's Statement

A statement must be prepared annually by the Treasurer of the municipality. This statement is mandatory and will describe the services for which a development charge fund has been established, the closing balance in each reserve fund as of December 31 of each year, how the funds were spent, the extent of any funds borrowed and the interest which is accrued. This statement must be submitted to Council and the Ministry of Municipal Affairs and is available to the public.

For further information on how development charges may affect you, please contact:

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Municipal Services and Amount of Development Charge for Residential and Non-Residential Land Uses

Uses of Land, Buildings or Structures which are subject to Development Charges are indicated by an "X"

| Municipal Service | | Residential Uses | Non-Residential Uses |
|-------------------|--------------------------------------|------------------|----------------------|
| 1 | Fire Services | X | X |
| 2 | Transportation Services | X | X |
| 3 | Environmental Services | X | X |
| 4 | Recreation and Cultural Services | X | N/A |
| 5 | Development Charges Background Study | X | X |

Development Charge for Designated Uses of Land, Buildings or Structures Effective from June 7, 2016 to June 6, 2021

| Municipal Service | | Residential Uses | Non-Residential Uses |
|-------------------|--------------------------------------|---|----------------------------|
| 1 | Fire Services | 2.14% of charge | |
| 2 | Transportation Services | Roads - 73.86% of charge Rolling Stock - 0.74% of charge Buildings - 2.60% of charge | |
| 3 | Environmental Services | 17.93% of charge | |
| 4 | Recreation and Cultural Services | 2.37% of charge | |
| 5 | Development Charges Background Study | 0.36% of charge | |
| 6 | Development Charge | Per Dwelling Unit | Per ft.² |
| 7 | Low Density Charge | \$ 3,705.10 | \$ 0.89 |
| 8 | Medium Density Charge | \$ 3,149.33 | |
| 9 | High Density Charge | \$ 2,171.95 | |