



GEORGINA

# Development Charges 101

A quick overview

# Development Charges

- Not a tax but a specific charge related to the development of land
- Charge is based on the principle that growth should pay for itself-new development creates new demands for municipal infrastructure and this cost should be borne by new, not existing, residents

# Development Charge Background Study

- The DC By-law is in effect for 5 years
- Background study includes development-related capital forecasts for next 10 – 20 years based on growth estimates
- The study outlines what projects will be included, the cost of these projects and the estimated timing of completion

# Development Charge Background Study

- Should Council's priorities change we can continue to collect DCs under the existing By-law
- The change in Council's direction will need to be reflected in the next DC study
- However, it is a Best Practice to follow the potential projects listed in the study due to the fact all of the background analysis has been completed and the project is incorporated into the 10-year capital forecast and long range financial plan

# Town-wide Rate for Single Family Dwelling

Service	Single & Semi-Detached
Library Board	\$952
Fire Services	\$936
Parks & Recreation	\$8,062
Operations	\$645
General Government	<u>\$111</u>
Total General Service Charges	\$10,706
Town-wide Roads & Related	\$47
Town-wide Stormwater Management	<u>\$20</u>
Total (Including Roads & Related)	\$10,773

# 2017 Development Charges

- In 2017 \$597,497 was collected
- \$362,594 was used to fund two projects
- Closing balance of fund is \$6,636,981