

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. 14-4760. These include land that is owned and used for the purposes of a public hospital, a board of education, places of worship, 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.

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

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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, 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 Town's annual development charges statement.

For further information, contact:

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THE CORPORATION OF TOWN OF INGERSOLL

DEVELOPMENT CHARGE INFORMATION

BY-LAW 14-4760

This pamphlet summarizes the Development Charge By-law effective July 14, 2014

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.

Hemson Consulting Ltd. prepared the Development Charges Background Study for the Town dated May 2014. The study served as the basis for the development charge rates approved by the Town on July 14, 2014 through by-law 14-4760.

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DEVELOPMENT CHARGES FOR THE TOWN OF INGERSOLL

BY-LAW 14-4760

- Residential development charges (calculated on the number and type of units) are imposed upon all lands within the Town of Ingersoll.
- The development charge is payable in full upon issuance of a building permit.
- The development charge rates set out below are **effective July 14, 2014**.

Development Type	Rate (per unit)
Singles & Semis	\$3,422
Large Apartment (2 or more bedrooms)	\$1,842
Small Apartment (Bachelor & 1 bedroom)	\$1,381
Rows & other multiples	\$2,532

TERM OF BY-LAW

By-law 14-4760 has a maximum life of 5 years and will remain in force until July 13, 2019 unless repealed sooner.

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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."

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 Protection
- Parks and Recreation
- Storm Water
- General Government
- Roads and Related

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