



# **GEORGINA**

## **TOWN OF GEORGINA**

### **DEVELOPMENT CHARGES PAMPHLET**

*By-law No. 2021-0041 (AD-5)*

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This pamphlet summarizes the Town of Georgina's policy with respect to development charges (DCs). By-law No. 2021-0041 (AD-5) imposes Municipal-wide development charges for municipal services.

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

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Pamphlet updated July 16, 2021  
To reflect rates effective May 19, 2021

## **BACKGROUND**

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The Council for the Town of Georgina enacted a new development charges By-law 2021-0041 (AD-5) on May 19, 2021.

This by-law imposes a charge on all lands developed within the Town of Georgina except for those exemptions as provided under the *Development Charge Act, 1997* and those outlined in the By-law 2021-0041 (AD-5). A copy of the by-law is available on the municipal website and/or from the Building Division.

## **PURPOSE OF DEVELOPMENT CHARGES**

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Development charges are collected by the Town of Georgina for the purpose of financing the construction of new capital infrastructure, as a result of the growth stemming from land development in the Town of Georgina.

## **INDEXING OF DEVELOPMENT CHARGES**

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The development charges shall be indexed annually without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics.

## SERVICES INCLUDED

DCs have been imposed for the following categories of service in order to pay for the increased capital costs required as a result of increased needs for servicing arising from development:

### Town-wide Services

- Library Services;
  - Parks & Recreation;
  - Fire Protection Services;
  - Development Related Studies;
  - Services Related to a Highway:
    - Road Operations;
    - Roads & Related
  - Stormwater Management
- Area-specific services of: Services Related to a Highway, Water, Sewer, and Development-Related Studies are also included for specific service area within the Town as detailed in the tables below. The area-specific charges are levied to applicable lands in addition to the Town-wide charges - appropriate maps are included in the DC by-law.

## TREASURER'S STATEMENT

The Treasurer for the Town of Georgina shall present before Council each year, a financial statement relating to the development charges by-law and its reserve funds. The statement must include, for each reserve fund, a description of the 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 portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

A copy of the treasurer's statement can be viewed by the public at the Town's office upon request during regular office hours, Monday to Friday, between 8:30 a.m. to 4:30 p.m.

## DEVELOPMENT CHARGE RATES

### Summary of Total Development Charges – Effective May 19, 2021

| Service Area             | Charge by Unit Type    |                        |              |              | Non-Residential Charge (\$/sq.m) |
|--------------------------|------------------------|------------------------|--------------|--------------|----------------------------------|
|                          | Single & Semi-Detached | Rows & Other Multiples | Apartments   |              |                                  |
|                          |                        |                        | ≥ 650 sq.ft. | ≤ 650 sq.ft. |                                  |
| Town-Wide Charge         | \$17,842               | \$14,296               | \$12,406     | \$8,565      | \$12.59                          |
| Keswick Service Area     | \$19,386               | \$15,533               | \$13,480     | \$9,306      | \$19.60                          |
| Sutton Service Area      | \$18,552               | \$14,865               | \$12,900     | \$8,906      | \$15.80                          |
| Sutton High Street Sewer | \$21,368               | \$17,121               | \$14,858     | \$10,258     | \$15.80                          |
| Queensway East and West  | \$23,135               | \$18,537               | \$16,087     | \$11,106     | \$50.63                          |

### Summary of Town-wide Development Charges – Effective May 19, 2021

| Service Area                   | Charge by Unit Type    |                        |              |              | Non-Residential Charge (\$/sq.m) |
|--------------------------------|------------------------|------------------------|--------------|--------------|----------------------------------|
|                                | Single & Semi-Detached | Rows & Other Multiples | Apartments   |              |                                  |
|                                |                        |                        | ≥ 650 sq.ft. | ≤ 650 sq.ft. |                                  |
| Library Services               | \$1,294                | \$1,037                | \$900        | \$621        | \$0.00                           |
| Fire and Rescue Services       | \$1,407                | \$1,127                | \$978        | \$675        | \$7.11                           |
| Parks and Recreation           | \$14,044               | \$11,253               | \$9,765      | \$6,743      | \$0.00                           |
| Development-Related Studies    | \$411                  | \$330                  | \$286        | \$197        | \$2.09                           |
| Services Related to a Highway: |                        |                        |              |              |                                  |
| Road Operations                | \$546                  | \$437                  | \$379        | \$262        | \$2.76                           |
| Roads and Related              | \$115                  | \$92                   | \$80         | \$55         | \$0.52                           |
| Stormwater Management          | \$25                   | \$20                   | \$18         | \$12         | \$0.11                           |
| TOTAL TOWN-WIDE CHARGE         | \$17,842               | \$14,296               | \$12,406     | \$8,565      | \$12.59                          |

## Summary of Area-Specific Development Charges – Effective May 19, 2021

| Service Area                                                                                               | Charge by Unit Type    |                        |              |              | Non-Residential Charge (\$/sq.m) |
|------------------------------------------------------------------------------------------------------------|------------------------|------------------------|--------------|--------------|----------------------------------|
|                                                                                                            | Single & Semi-Detached | Rows & Other Multiples | Apartments   |              |                                  |
|                                                                                                            |                        |                        | ≥ 650 sq.ft. | ≤ 650 sq.ft. |                                  |
| Keswick Service Area (includes: Services Related to a Highway, Water, Sewer, Development-Related Studies)  | \$1,544                | \$1,237                | \$1,074      | \$741        | \$7.01                           |
| "Sutton Service Area (includes: Services Related to a Highway, Water, Sewer, Development-Related Studies)" | \$710                  | \$569                  | \$494        | \$341        | \$3.21                           |
| Sutton High Street Sewer (includes: Sewer)                                                                 | \$2,816                | \$2,256                | \$1,958      | \$1,352      | \$0.00                           |
| Queensway East and West (includes: water and Development-Related Studies)                                  | \$3,749                | \$3,004                | \$2,607      | \$1,800      | \$31.03                          |

## TIMING AND CALCULATION OF PAYMENT

Development charges shall be calculated and payable in accordance with Sections 26.1 and 26.1 of the *DCA*. A building permit will not be issued until all development charges have been paid unless otherwise stated in the *DCA*.

Payment of a development charge may be deferred subject to terms and conditions set out by Municipal policy.

## EXEMPTIONS & INCENTIVES

DCs are payable on all new residential and non-residential development unless the By-law or the *Act* provides an exemption.

For a complete list of exemptions and specific incentives, please review the DC by-law or contact Municipal staff.

## FURTHER INFORMATION

Please visit our website at [www.georgina.ca](http://www.georgina.ca) to obtain the most current development charges information as it is subject to change.

For further information, please contact:

Town of Georgina Building Division  
26557 Civic Centre Road, Keswick  
Monday to Friday 8:30 a.m. to 4:30 p.m.  
(905) 476-4301  
[building@georgina.ca](mailto:building@georgina.ca)