

Copies of the Development Charges Study and Development Charges By-law are available for inspection at the Township of Horton Municipal Office located at 2253 Johnston Road, R. R. # 5, Renfrew, K7V 3Z8. For further information regarding development charges or to review the Annual Statement of the Treasurer which accounts the annual transactions related to the Development Charges Reserve Funds contact the Township Municipal Office during regular office hours at (613) 432-6271.

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# ***TOWNSHIP OF HORTON DEVELOPMENT CHARGES***

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**TOWNSHIP OF HORTON, DEVELOPMENT CHARGES**

The Development Charges Act, 1997, authorizes municipalities to pass by-laws to impose development charges against land to recover the increased capital costs required because of increased needs for services arising from development. These services include fire protection, transportation, recreation and any supporting studies (ie. Development Charges Studies) required as a result of the capital needs of growth.

A Development Charges Study authorized by the Township of Horton was completed which provided the framework for the new Development Charges By-law and the basis upon which the Township's new Development Charges were calculated. The study determined a Development Charges rate structure which will not require existing taxpayers to cover the capital costs of new growth and which will not require new taxpayers to contribute more than their fair share. In accordance with the Development Charges Act, new taxpayers will contribute no more than their share of the net capital cost of providing the average level of service that has been provided over the past ten year period in the Township.

On June 4, 2013, the Township of Horton passed By-law No. 22-2013, being a by-law to impose development charges on all new residential, commercial/industrial and institutional development in the Township of Horton. The Development Charge is allocated between five different service categories, General Eligible Services, Fire Protection, Transportation, Recreation and Library. The Development Charges apply to all lands located within the Township of Horton. Council passed a resolution December 2, 2014 increasing the fees by the Construction Price increases for the years 2013 and 2014. This increase is effective March 1, 2015. Council further passed a resolution February 16, 2016 reducing the fees by the Construction Price Index for 2015. This decrease is effective March 1, 2016.

**NEW DEVELOPMENT CHARGES**

For lots existing prior to June 4, 2013, all development charges must be paid prior to the issuance of a building permit. For lots created after June 4, 2013, all development charges will be paid immediately upon the parties entering into an agreement for development that requires approval of a plan of subdivision under Section 51 of the Planning Act, or a Consent under Section 53 of the Planning Act and for which a subdivision agreement or consent agreement is entered into. The following table provides a summary of the new development charges for the Township of Horton. The proposed development charges are as follows:

<u>Use</u>	<u>Category</u>	<u>New Development Charges</u>
<b>Residential (per dwelling unit)</b>	Single Detached Dwelling	\$3,777
	and Single Attached Dwelling	\$3,150
	Apartment	\$2,362
	Mobile Home	\$2,362
<b>Commercial/ Industrial * (per m<sup>2</sup> of g.f.a.)</b>	All Categories	\$2.84 per m <sup>2</sup>
<b>Institutional</b>	Charge determined as per nature of the use, ie. Residential components charged according to class of use and other components charged as per Commercial/ Industrial rate.	

**ALLOCATION OF DEVELOPMENT CHARGES BETWEEN SERVICE CATEGORIES**

The following table provides a breakdown of how the new Development Charges dollars to be collected for the Township of Greater Madawaska, are to be allocated between the various service categories.

**Allocation of Residential Development Charges Between Service Categories**

Service Categories	Residential Development Charge by Dwelling Unit Type and Service Category (charge per dwelling unit)		
	Single Detached & Attached	Apartment	Mobile Home
General Eligible Services (5.5 %)	\$207.73	\$173.25	\$129.90
Fire Protection (17.3 %)	\$653.42	\$544.95	\$408.63
Public Works: Roads (66.4 %)	\$2,507.93	\$2,091.60	\$1,568.37
Recreation (10.8 %)	\$407.92	\$340.20	\$255.10
<b>Total</b>	<b>\$3,777.00</b>	<b>\$3,150.00</b>	<b>\$2,362.00</b>

**Allocation of Commercial/Industrial Development Charges Between Service Categories**

Service Categories	Commercial/Industrial Development Charge (per m <sup>2</sup> of g.f.a.)
General Eligible Services (6.0 %)	\$0.17
Fire Protection (21.8 %)	\$0.62
Transportation (72.2 %)	\$2.05
Recreation (0.0 %)	
<b>Total</b>	<b>\$2.84</b>

