



The Corporation of the
Town of Tecumseh
DEVELOPMENT CHARGES PAMPHLET
Effective September 1, 2019 to August 31, 2024
(Updated on September 1, 2020)

This pamphlet summarizes
The Corporation of the Town of
Tecumseh's policy with respect to
development charges.

The information contained herein is
intended only as a guide. Applicants
should review the approved By-law No.
2019-63 and consult with the Manager
Building Services to determine the
charges that may apply to specific
development proposals.

Development Charge
By-law No. 2019-63 is available for
inspection in Town Hall during regular
office hours, Monday to Friday,
between 8:30 am and 4:30 pm and
available on the Town's website at
www.tecumseh.ca

Purpose of Development Charges

The general purpose for which development charges are imposed by the Town is to assist in providing the infrastructure required by future development in the municipality by establishing a viable capital funding source to meet the Town's financial requirement.

The Council of the Town of Tecumseh passed By-law No. 2019-63 on August 13, 2019, under subsection 2(1) of the *Development Charges Act, 1997*. Development Charge By-law No. 2019-63 includes both development charges which are applicable on a Municipal-Wide basis and on an Urban Service Area basis which is payable in addition to the Municipal wide charge.

Development Charge Rules

The rules for determining if a development charge is payable in a particular case and for determining the amount of the charge, are as follows:

1. The development charge by-law applies to all lands in the Town of Tecumseh;
2. Development charges are payable prior to issuance of a building permit;
3. Notwithstanding the provisions of By-law No. 2019-63, development charges shall not be imposed with respect to:
 - a) the development of non-residential farm buildings constructed for bona fide farming uses;
 - b) an enlargement of the gross floor area of an industrial building in accordance with Section 4 of the Act, where gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is 0; if the gross floor area is enlarged by more than 50 per cent the amount of the development charge in respect of the enlargement is the amount of the development charge that would be

payable multiplied by the fraction determined as follows:

1. Determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
2. Divide the amount determined under paragraph 1 by the amount of the enlargement.

Pursuant to 3.5 (b) of this by-law, the total eligible gross floor area exemption for the enlargement of an industrial building provided for by this section shall be fifty percent of:

- i) the gross floor area that existed prior to the first enlargement for which an exemption from the payment of development charges was eligible to be granted pursuant to this By-law or any previous Town of Tecumseh Development Charges By-Law enacted pursuant to the Development Charges Act, 1997, as amended or its predecessor legislation; or
- ii) the gross floor area of the existing industrial building where there has not been an enlargement in accordance with item i. above.

Where the total eligible exempt gross floor area is not constructed as part of an enlargement then the difference between the total eligible exempt floor area and the floor area constructed as part of the enlargement shall remain as a credit to be applied to subsequent enlargements until the total eligible exempt gross floor area has been constructed; or

- c) the issuance of a building permit in accordance with Section 2(3) of the Act.

4. A credit shall be due to an Owner, upon the finalization of the building permit for the construction of a residential or non-residential building or structure on the Owner's land provided that the finalization of the building permit occurs within the six years immediately subsequent to the date of the issuance of the demolition permit.

TOWN OF TECUMSEH

DEVELOPMENT CHARGES

Effective: **SEPTEMBER 1, 2019 to AUGUST 31, 2024**

Residential, Commercial, Institutional & Industrial Development

	RESIDENTIAL (Per Dwelling Unit)					NON RESIDENTIAL
	Single- Detached Dwelling & Semi- Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Other Multiples	Special Care / Special Dwelling Units	Per ft ² of Gross Floor Area
TOTAL MUNICIPAL WIDE DEVELOP- MENT CHARGE	\$13,237	\$7,381	\$5,705	\$8,439	\$4,769	\$4.83
Additional Charge Affecting Urban Service Area * (see Schedule C-1 of By-Law 2014-68)	\$4,690	\$2,615	\$2,021	\$2,990	\$1,689	\$2.06
TOTAL URBAN AREA DEVELOPMENT CHARGE	\$17,927	\$9,996	\$7,726	\$11,429	\$6,458	\$6.89

*Boundary of the Urban Service Area is shown on Schedule "C-1" of By-law 2019-63.

Indexing of Development Charges

The schedule of development charges will be adjusted annually as of September 1st each year (on the anniversary of the date of adoption of By-law No. 2019-63), in accordance with the Statistics Canada Quarterly Construction Price Index.

Rates identified in chart above are in effect from September 1, 2020 to August 31, 2021.

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 the increased needs for services arising from development:

Municipal Wide:

- Services Related to a Highway
- Fire Protection Services
- Police Services
- Administration Studies
Engineering Related
- Water Services
- Indoor and Outdoor Recreation Services
- Administration Studies
Community Benefit-related
- Library Services

Urban wide:

- Wastewater

Purpose of the Treasurer's Statement

The purpose of the annual Statement of the Treasurer is to document the continuity of each development charge reserve fund, including services covered, development charge collections, interest earnings, funding transfers, borrowing and landowner credit transactions.

The Treasurer's annual statement may be reviewed by the public at Town Hall during regular office hours, Monday to Friday, between 8:30 am and 4:30 pm.

Further Information

For additional information, please contact:

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