



The Corporation of the  
Town of Tecumseh  
DEVELOPMENT CHARGES PAMPHLET  
Effective September 1, 2014 to August 31, 2019  
(Updated on September 1, 2018)

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.2014-68 and consult with the  
Manager Building Services to  
determine the charges that may apply  
to specific development proposals.

Development Charge  
By-law No. 2014-68 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](http://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. 2014-68 on August 12, 2014, under subsection 2(1) of the *Development Charges Act, 1997*. Development Charge By-law No. 2014-68 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. The following uses are wholly exempt from development charges under this by-law:
  - (a) the development of non-residential farm buildings constructed for bona fide farming uses;
  - (b) the creation of additional dwelling units in accordance with Subsection 2(3) of the Act:
    1. Single detached dwellings (Residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings) - may construct up to two additional dwelling units provided the total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.

2. Semi-detached dwellings or row dwellings (Residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings) - may construct one additional dwelling unit provided the gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
  3. Other residential buildings (a residential building not in another class of residential building described in 3(b)1 or 3(b)2 above) - may construct one additional dwelling unit provided the gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.
- (c) 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 percent 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 percent 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.

The total eligible gross floor area exemption for the enlargement of an industrial building provided for shall be 50 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 By-law 2014-68 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.

4. A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property, provided that finalization of the building permit for construction occurs within the six years immediately subsequent to the date of the issuance of the demolition permit. This is in accordance with Subsection 5(9) of the Act that rules must be developed to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to limitations set out in subsection (6).

## TOWN OF TECUMSEH

### DEVELOPMENT CHARGES

Effective: **SEPTEMBER 1, 2014 to AUGUST 31, 2019**

#### Residential, Commercial, Institutional & Industrial Development

	RESIDENTIAL (Per Dwelling Unit)					NON RESIDENTIAL
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Dwellings	Special Care Dwellings / Senior's Homes	Per ft <sup>2</sup> of Gross Floor Area
<b>TOTAL MUNICIPAL WIDE DEVELOPMENT CHARGE</b>	<b>\$9,545</b>	<b>\$5,086</b>	<b>\$3,857</b>	<b>\$5,923</b>	<b>\$3,288</b>	<b>\$2.4260</b>
<b>Additional Charge Affecting Urban Service Area *</b> (see Schedule C-1 of By-Law 2014-68)	<b>\$4,391</b>	<b>\$2,341</b>	<b>\$1,775</b>	<b>\$2,727</b>	<b>\$1,514</b>	<b>\$1.8420</b>
<b>TOTAL URBAN AREA DEVELOPMENT CHARGE</b>	<b>\$13,936</b>	<b>\$7,427</b>	<b>\$5,632</b>	<b>\$8,650</b>	<b>\$4,802</b>	<b>\$4.2680</b>

\*Boundary of the Urban Service Area is shown on Schedule "C-1" of By-law 2014-68.

#### 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. 2014-68), in accordance with the Statistics Canada Quarterly Construction Price Index.

**Rates identified in chart above are in effect from September 1, 2018 to August 31, 2019.**

#### 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:**

- Roads and related
- Fire Protection
- Police
- Outdoor Recreation
- Indoor Recreation
- Library
- Administration
- Water

##### **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:

Luc Gagnon  
 Director Financial Services/Treasurer  
 Town of Tecumseh  
 917 Lesperance Road  
 Tecumseh, ON N8N 1W9



[www.tecumseh.ca](http://www.tecumseh.ca)