

Development Charges – July 2021 to June 2022

Presented To:	Finance and Administration Committee
Meeting Date:	April 20, 2021
Type:	Correspondence for Information Only
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Report Summary

This report provides information regarding the Development Charges (DC) effective July 1, 2021 to June 30, 2022 in accordance with By-Law 2019-100.

Relationship to the Strategic Plan / Health Impact Assessment

This report refers to operational matters.

Financial Implications

This report has no financial implications as rates are prepared in accordance with the existing Development Charges By-Law 2019-100.

Background

The following chart reflects the current DC rates effective until June 30, 2021:

Servicing	Single Family Dwellings (per unit)	Semi Detached Dwellings (per unit)	Multiples, Apartments and Small Residential (per unit)	Industrial (per sq ft)	Commercial / Institutional (per sq ft)
All Services	\$18,235	\$14,651	\$10,524	\$3.05	\$4.57
Excluding Water	\$17,203	\$13,822	\$9,928	\$2.82	\$4.35
Excluding Wastewater	\$13,411	\$10,776	\$7,740	\$2.02	\$3.55
Excluding Water and Wastewater	\$12,379	\$9,946	\$7,144	\$1.80	\$3.33

Development Charges are to be indexed per the Statistics Canada Quarterly Construction Price Statistics (Non-Residential Building Construction Index) in accordance with the Development Charges Act and By-Law 2019-100.

Since no statistics are released for Sudbury, the inflationary change for Ottawa is used and in accordance

with By-Law 2019-100. The increase for the period of December 2019 to December 2020 which was released in February 2021 is 3.7%.

The chart below reflects the rates in effect starting July 1, 2021 until June 30, 2022. Please refer to Appendix A for the detailed development charge rate schedules.

Servicing	Single Family Dwellings (per unit)	Semi Detached Dwellings (per unit)	Multiples and Apartments (per unit)	Industrial (per sq ft)	Commercial / Institutional (per sq ft)
All Services	\$18,910	\$15,193	\$10,913	\$3.16	\$4.74
Excluding Water	\$17,839	\$14,333	\$10,295	\$2.93	\$4.51
Excluding Wastewater	\$13,907	\$11,175	\$8,027	\$2.10	\$3.68
Excluding Water and Wastewater	\$12,837	\$10,315	\$7,409	\$1.87	\$3.45