

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 requirements.

Council of The Corporation of The Town of Ajax passed Development Charge By-law No. 50-2018 on July 9, 2018 (which was amended on December 14, 2020 by By-law 55-2020) under subsection 2(1) of the *Development Charges Act, 1997*, which applies to all lands in the Town of Ajax that are developed for residential and non-residential uses. The previous By-Law 81-2013 was set to expire on September 8, 2018.

The Town's development charges are set out below, for both residential and non-residential development, and are effective January 1, 2021.

INDEXING

All Town of Ajax residential and non-residential development charges will be indexed on July 1st of each year, commencing on July 1st, 2019, in accordance with the Prescribed Index set out in the *Development Charges Act, 1997, Ontario Regulation 82-98 section 7*.

Town of Ajax Residential Development Charges Effective Jan. 1, 2021 Per Dwelling Unit by Type				
Service Category	Single and Semi-Detached	Apartment Dwellings		
		Two Bedrooms and Larger	One Bedroom and Smaller	Other Dwellings
Studies	\$ 505	\$ 243	\$ 153	\$ 399
Fire	\$ 513	\$ 247	\$ 155	\$ 405
Transportation	\$ 17,756	\$ 8,542	\$ 5,368	\$ 14,021
Parks and Recreation	\$ 7,876	\$ 3,789	\$ 2,381	\$ 6,219
Libraries	\$ 1,631	\$ 785	\$ 493	\$ 1,288
Total	\$ 28,281	\$ 13,606	\$ 8,550	\$ 22,332

Town of Ajax Non-Residential Development Charges Effective Jan. 1, 2021 \$ Per Sq Ft of GFA	
Studies	\$ 0.12
Fire	\$ 0.17
Transportation	\$ 6.51
Parks and Recreation	\$ 0.14
Libraries	\$ 0.03
Total	\$ 6.97

CALCULATION AND PAYMENT

Development charge rates are locked-in at the time of site-plan or zoning by-law amendment application for those applications submitted after January 1, 2020 and are in effect for two years after approval of such applications. Otherwise, development charges are calculated on the date that the first building permit is issued for a building or structure on land to which a development charge applies.

Payment is due upon first building permit issuance for all but specific institutional, non-profit housing and rental housing developments as defined in O. Reg 454/19. The development charges for these specified developments are required to be paid in instalments, beginning upon first occupancy of the building.

The Town will apply interest from the date of calculation of the development charge to the final payment date as detailed in Town Policy COR-148.

EXEMPTIONS

A number of exemptions are legislated under the *Development Charges Act, 1997*; for example, schools and industrial expansion exemptions. Further, the Town will provide a redevelopment credit for certain demolitions and exemptions to assist with affordable housing initiatives. Reference should be made to the Town's development charge by-law concerning these exemptions.

SERVICES INCLUDED

The services for which the development charges are imposed in Ajax are as follows:

- Development related capital growth studies
- Fire stations, vehicles and equipment
- Transportation, including roads, structures, sidewalks, streetlights, traffic signals, multi-use trails, and operations facilities, vehicles, and equipment providing services related to a highway
- Parks and Recreation, including parkland and recreational trail development, recreation facilities, and operations facilities, vehicles, and equipment providing services thereto
- Libraries including furniture, shelving, equipment and items related thereto and including materials acquired for circulation, reference or information purposes by a library board.

STATEMENT OF TREASURER

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 credits.

The Treasurer's annual statement may be reviewed by the public in the Finance Department during regular business hours.

FURTHER INFORMATION

For further information please contact:

Finance Department

OR

Planning and Development Services

Town of Ajax
65 Harwood Ave S.
Ajax, ON L1S 2H9
(905) 683-4550

REGION OF DURHAM DEVELOPMENT CHARGES

For information concerning Region of Durham Development Charges and charges specific to Carruthers Creek Water Supply Area, please contact the Region of Durham at (905) 668-7711.

EDUCATION DEVELOPMENT CHARGES

For information concerning education Development Charges, please contact the Planning Dept. of the Durham District School Board at (905) 666-5500 and/or the Planning Department of the Durham Catholic District School Board at (905) 576-6150.



DEVELOPMENT CHARGE INFORMATION PAMPHLET

This pamphlet summarizes
the Development Charge Policy
of the Town of Ajax

The information provided is intended only as a guide. Applicants should review By-Laws 50-2018 and Amending By-Law 55-2020 and consult with the Planning and Development and Finance Departments to determine the charges that may apply to a specific development proposal.

December 2020

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