



CORPORATION OF THE TOWN OF ERIN

DEVELOPMENT CHARGES PAMPHLET – 2025

Charges effective January 1, 2025

This pamphlet summarizes the Town of Erin policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-Law 24-35 and consult with the Building Department to determine the charges that may apply to specific development proposals.

Development Charges By-Laws are available at the Municipal Office during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m., and online on the Town's website at www.erin.ca.

CORPORATION OF THE TOWN OF ERIN

DEVELOPMENT CHARGES

Purpose of Development Charges

The general purpose of development charges imposed by the municipality is to assist in providing the required infrastructure for future development in the municipality through the establishment of a viable capital funding source to meet the municipality's financial requirements.

The Council of the Town of Erin passed By-law No. 24-35 on July 18th, 2024, under subsection 2(1) of the *Development Charges Act, 1997*, and is effective at 12:01 AM on July 19, 2024. This By-law identifies 'Town-wide services' and 'Water supply services' and includes a schedule of rates that apply to both residential and non-residential development. These rates are indexed on an annual basis (Jan 1st).

By-law Number 19-32 and the amending By-laws numbered 20-40 and 23-08, are hereby repealed as of the date and time of this By-law coming into effect.

Development Charges Rules

The main 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. Development Charges By-law No. 24-35 apply to all lands in the Town of Erin. Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on provisions in the by-law.
2. Development charges for Water System Supply, Water Distribution Services, Sanitary Sewer Service, Wastewater Treatment Services, Roads Services and Public Works Services shall be calculated and be payable at the time of execution of a subdivision agreement or an agreement entered into as a condition of consent. The development charges for the other services shall be calculated and be payable on the date the first building permit is issued.
3. The following uses are wholly exempt from development charges under the by-law:
 - Lands owned by and used for purposes of a municipality, local board thereof. Or board of education;
 - An interior alteration to an existing building or structure that does not change or intensify the use of the land;

- The enlargement of an existing residential dwelling unit, or the creation of additional Dwelling Units equal to the greater of one (1) or 1% of the existing Dwelling Units where specific conditions are met;
- The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building prior to the first expansion;
- A public hospital exempt from taxation under section 3 of the Assessment Act;
- A non-residential farm building, except for the gross floor area in a greenhouse used for retail sales.
- Lands, buildings, or structures used or to be used for a place of worship or the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*;

A full detailed exemption list is included in the By-Law 24-35, Section 3, subsections 3.5 to 3.10 for additional information regarding the exemption from development charges and their rules.

4. A reduction in development charges under the by-laws is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided that the building or structure was occupied, and a building permit for the redevelopment of the land was issued within five years of the issuance of the demolition permit.

Municipal Wide Development Charges under By-law 24-35 are effective July 19, 2024, through the current year.

A list of the municipal services for which Town of Erin development charges are imposed for 2025 and the list of the development charges are as follows:

SCHEDULE "B"
BY-LAW NO. 24-35

SCHEDULE OF DEVELOPMENT CHARGES

RATES EFFECTIVE > January 1, 2025

RESIDENTIAL						
SERVICE	SINGLE and SEMI- DETACHED DWELLING	MULTIPLES	APARTMENTS 2 BEDROOMS +	APARTMENTS BACHELOR and 1 BEDROOM	SPECIAL CARE/SPECIAL DWELLING UNITS	NON-RESIDENTIAL per sq ft of Gross Floor Area
	Annual Indexing 3.3%	Annual Indexing 3.3%	Annual Indexing 3.3%	Annual Indexing 3.3%	Annual Indexing 3.3%	Annual Indexing 3.3%
Municipal Wide Services:						
Transportation Services	\$ 13,550	\$ 10,167	\$ 8,233	\$ 6,012	\$ 4,635	\$ 5.58
Fire Protection Services	\$ 3,875	\$ 2,907	\$ 2,354	\$ 1,719	\$ 1,325	\$ 1.60
Parks and Recreation Services	\$ 15,121	\$ 11,345	\$ 9,188	\$ 6,709	\$ 5,172	\$ 3.67
Administration - Studies	\$ 675	\$ 506	\$ 410	\$ 300	\$ 230	\$ 0.28
Total Municipal Wide Services	\$ 33,221	\$ 24,925	\$ 20,185	\$ 14,740	\$ 11,362	\$ 11.13
Urban Services:						
Water Services	\$ 19,879	\$ 14,915	\$ 12,078	\$ 8,821	\$ 6,799	\$ 7.91
Wastewater Services						
Wastewater Treatment	\$ 21,082	\$ 15,279	\$ 10,682	\$ 9,078	\$ 7,263	\$ 7.00
Wastewater Collection	\$ 10,554	\$ 7,648	\$ 5,349	\$ 4,544	\$ 3,636	\$ 3.00
Total Urban Services	\$ 51,515	\$ 37,842	\$ 28,109	\$ 22,443	\$ 17,698	\$ 17.91
GRAND TOTAL - RURAL AREA	\$ 33,221	\$ 24,925	\$ 20,185	\$ 14,740	\$ 11,362	\$ 11.13
GRAND TOTAL - URBAN SERVICED AREA	\$ 84,736	\$ 62,767	\$ 48,294	\$ 37,183	\$ 29,060	\$ 29.04

Statement of the Director of Finance and Treasurer

As required by the Development Charges Act, 1997 as amended and Bill 73, the Director of Finance and Treasurer for the Town of Erin must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Town of Erin for their review and may be reviewed by the public with the permission of the Clerk's Department during regular business hours.

Development charges imposed pursuant to this By-law shall be adjusted annually as of January 1st of each year, in accordance with the Third Quarter of the prior year, Non-Residential Construction Price Index.

For Further Information, please contact:

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