

For further information, please contact:

Amanda Aasen, Financial Planning Coordinator
 56 Queen Street Port Hope, ON L1A 3Z9
 Telephone: 905-885-4544 ext. 2237
 Email: aaasen@porthope.ca

By-law No. 63/2019
 Effective August 6, 2019

A list of the municipal services for which development charges are imposed and the amount of the charge by development type is as follows:

Service	RESIDENTIAL (per unit)					NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	Commercial/Institutional	Industrial
Municipal Wide Services							
Roads and Related	\$ 5,839	\$ 4,045	\$ 2,972	\$ 4,700	\$ 2,546	\$ 2.67	\$ -
Fire Protection Services	\$ 493	\$ 342	\$ 251	\$ 397	\$ 215	\$ 0.14	\$ -
Parks and Recreation Services	\$ 1,216	\$ 842	\$ 619	\$ 979	\$ 330	\$ 0.10	\$ -
Library Services	\$ 237	\$ 164	\$ 121	\$ 191	\$ 103	\$ 0.02	\$ -
Administration Services	\$ 155	\$ 107	\$ 79	\$ 125	\$ 68	\$ 0.07	\$ -
Parking Services	\$ 12	\$ 8	\$ 6	\$ 10	\$ 5	\$ 0.01	\$ -
Total Municipal Wide Services	\$ 7,952	\$ 5,508	\$ 4,048	\$ 6,402	\$ 3,467	\$ 3.01	\$ -
Area Specific Services (Urban Area)							
Police Services (PHPS)	\$ 354	\$ 245	\$ 180	\$ 285	\$ 154	\$ 0.14	\$ -
Transit Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Area Specific Services (Urban Area)	\$ 354	\$ 245	\$ 180	\$ 285	\$ 154	\$ 0.14	\$ -
Area Specific Services (Rural Area)							
Police Services (OPP)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Area Specific Services (Rural Area)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Urban Services							
Wastewater Treatment Plants	\$ 4,846	\$ 3,357	\$ 2,468	\$ 3,901	\$ 2,113	\$ 4.96	\$ 4.96
Wastewater	\$ 3,554	\$ 2,462	\$ 1,809	\$ 2,861	\$ 1,550	\$ 0.58	\$ 0.58
Water Treatment Plants	\$ 1,193	\$ 827	\$ 607	\$ 960	\$ 520	\$ 1.22	\$ 1.22
Water	\$ 1,226	\$ 849	\$ 624	\$ 987	\$ 535	\$ 1.26	\$ 1.26
Total Urban Services	\$ 10,819	\$ 7,495	\$ 5,505	\$ 8,709	\$ 4,718	\$ 8.02	\$ 8.02
GRAND TOTAL RURAL AREA	\$ 7,952	\$ 5,508	\$ 4,048	\$ 6,402	\$ 3,467	\$ 3.01	\$ -
GRAND TOTAL URBAN AREA	\$ 19,125	\$ 13,248	\$ 9,734	\$ 15,396	\$ 8,339	\$ 11.17	\$ 8.02



**Municipality of Port Hope
 Development Charges
 By-law No. 63/2019**

This pamphlet summarizes the Municipality of Port Hope's policy with respect to development charges. By-law No. 63/2019 was passed on August 6, 2019 under subsection 2(1) of the *Development Charges Act, 1997*. The information contained herein is intended only as a guide. Applicants should review By-law No. 63/2019 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-law is available for examination at the Finance Department during regular business hours (weekday from 8:30a.m. to 4:30p.m.) excluding holidays or on the Municipal website (www.porthope.ca).

Purpose of Development Charge

The general purpose for which the Municipality imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source, separate from tax levy, to meet the Municipality's financial requirements.

Development Charge Rules

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

1. Development Charge By-law No. 63/2019 applies to all the lands within the Municipality of Port Hope. Area specific charges apply to Police, Transit, Water and Wastewater Services.
2. Development charges shall be calculated, payable and collected on the date a building permit is issued in relation to the development.
3. The following uses are wholly exempt from development charges under the By-law:
 - Lands owned and used for the purposes of the Municipality of Port Hope or a local board thereof, a board of education, or the County of Northumberland;
 - An enlargement to an existing residential dwelling unit, or the creation of one or two additional 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 areas of the industrial building prior to the first expansion;
 - Lands, buildings or structures used or to be used for a place of worship, churchyard, or cemetery exempt from taxation under the *Assessment Act*;
 - The construction of a non-residential farm building or structure constructed for a bona fide farm operation;
 - Buildings used as hospitals as governed by the *Public Hospitals Act*;

- For industrial uses, only the water and wastewater portion of the development charge is applicable.

4. A reduction in development charges under the By-law 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 48 months of the issuance of the demolition permit.
5. Development charges imposed pursuant to the By-law will be adjusted annually, without amendment to the By-law, on January 1st each year, in accordance with the prescribed index in the Act.

The updated Development Charges became effective on August 6th, 2019.

Statement of the Treasurer

As required by the Development Charges Act, 1997, and Bill 73, the Treasurer for the Municipality of Port Hope 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 Council for their review and will be available for inspection by the public upon request.

Any person or organization may appeal to the Local Planning Appeal Tribunal in respect to the Development Charge By-law by filing with the Municipal Clerk on or before September 16, 2019.