

In 1997, the Province of Ontario passed the *Development Charges Act, 1997* which authorizes Municipalities to pass by-laws for the recovery of cost incurred to provide services to new residential and non-residential development.

In June, 2014, the Town of Orangeville, in conjunction with Watson & Associates Economists Ltd., completed a study of the Town's Development Charges policies in accordance with the *Development Charges Act, 1997*. This study was prepared to determine new Development Charges for the Town of Orangeville with reference to: a forecast of both residential and non-residential development anticipated in the Town, average capital service levels provided in the Town over the preceding ten year period, a review of current and anticipated capital works both growth and non-growth related, and an examination of long term capital and operating costs for the services to which the Development Charges would relate.

**Further information available at: [www.orangeville.ca](http://www.orangeville.ca)**

This pamphlet has been produced in accordance with the Regulations of the *Development Charges Act*. It is not intended as a substitute for either the *Development Charges Act* or the Town of Orangeville By-law 70-2014. In the event of discrepancies between this pamphlet and the By-law, the By-law shall govern. Copies of By-law 70-2014 may be obtained from the Treasurer of the Town of Orangeville.

**Updated September 2015**



## Treasury Department

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Guide to  
Non-Residential

## Development Charges



## In This Guide

Rates effective: September 1, 2015  
for all lands located within Orangeville being developed for non-residential purposes.

## \*\*Exemption provisions

**Certain industrial uses** are entitled to a 100% exemption from non-residential development charges as per the Development Charges By-law 70-2014

The development of land for the purposes of:

- a. manufacturing, producing, processing, storing or distributing something,
- b. research or development in connection with manufacturing, producing, processing, storing or distributing something,
- c. retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place
- d. office or administrative purposes, if they are,
  - i. carried out with respect to manufacturing, producing, processing, storing or distributing something,
  - ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution

shall be charged 0% of the full non-residential development charge shown in Schedule B to the By-law.

**Additional information on Residential Development Charges are available by contacting the Town of Orangeville Treasury Department.**

## Town of Orangeville Development Charge Rates

### Town Wide: By-law 70-2014

	<b>Commercial or Institutional Buildings</b>		<b>Industrial Buildings**</b>	
	Per m <sup>2</sup>	Per sq. ft.	Per m <sup>2</sup>	Per sq. ft.
<b>Town Wide Services:</b>				
Roads	\$20.31	\$1.89	\$20.31	\$1.89
Fire Protection Services	2.82	0.26	2.82	0.27
Police Services	2.47	0.24	2.47	0.24
Transit	0.16	0.01	0.16	0.01
Municipal Parking	0.20	0.02	0.20	0.02
Parks and Recreation	14.25	1.32	14.25	1.32
Library Services	1.65	0.15	1.65	0.15
Administration – Studies	0.57	0.05	0.57	0.05
<b>Total Municipal Wide Services</b>	<b>\$42.43</b>	<b>\$3.94</b>	<b>\$42.43</b>	<b>\$3.95</b>
<b>Urban Services:</b>				
Wastewater	\$26.93	\$2.50	\$26.93	\$2.50
Water	19.36	1.80	19.36	1.80
<b>Total Urban Services</b>	<b>\$46.29</b>	<b>\$4.30</b>	<b>\$46.29</b>	<b>\$4.30</b>
<b>Dufferin County * \$/Building</b>	<b>\$6.24</b>	<b>\$0.58</b>	<b>\$6.24</b>	<b>\$0.58</b>
<b>Upper Grand District</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>
<b>School Board *</b>				

\*Dufferin County and Upper Grand District School Board Development charges are not set by the Town of Orangeville. Through agreement, the Town Collects D.C.'s for these 2 entities.

\*\* Industrial Building subject to exemption provisions (explained at left)

**Indexing:** Development charges imposed pursuant to the Development Charges By-law 70-2014 shall be adjusted annually, without amendment, commencing on the first anniversary date and each anniversary date thereafter while the by-laws are in force in accordance with the prescribed index in the *Development Charges Act, 1997*.

Each year, the Town's Treasurer must provide Council with a financial statement highlighting the Development Charges collected and distributed in the year. The statement is available for public review by contacting the Treasury Department.

**Additional Area Specific** Development Charges are applicable in the areas indicated on the Key Maps which are available for inspection at the Town Offices. By-law 70-2014

In the event of discrepancies between this pamphlet and the Dufferin County fees their By-law 2012-31 shall govern. Contact the Dufferin County Treasury Department for the current rates: 519-941-2816 ext 2801 (DC rate indexed May 2015)