



## Purpose of Development Charges

Development charges are imposed to assist in providing infrastructure required by future development in the Town of Oakville by establishing a viable capital funding source to meet the town's financial requirements. These charges are imposed in accordance with the *Development Charges Act, 1997* as amended by the *Smart Growth for Our Communities Act, 2015* (Bill 73).

The Act provides for certain mandated exemptions, such as;

- a board of education;
- any municipality or local board thereof;
- the enlargement of an existing dwelling unit;
- the creation of up to two additional dwelling units, as prescribed, subject to the restrictions in Sec. 2 of O. Reg. 82/98, and
- the enlargement of an industrial building up to a maximum of 50% of the gross floor area of the structure that existed before the original enlargement.

## By-law 2013-020

On March 4, 2013 the Town of Oakville passed by-law 2013-020 under section 2(1) of the Development Charges Act, 1997. This by-law establishes development charges for the town on residential and non-residential development. It is applicable to all lands within the boundaries of the town, payable upon issuance of the first building permit.

In addition to the mandated exemptions under *the Act*, the town's by-law provides for certain non-statutory exemptions.

These include but are not limited to, non-residential farm buildings, areas of worship, public hospitals and lot coverage relief in accordance with specific criteria.

## Demolition Credits

A credit will be provided against applicable development charges where buildings or structures have been demolished to permit the redevelopment of the property. For demolitions which occur on or after August 31, 2009, this credit will expire five years after the issuance of the demolition permit. For demolitions which occur prior to August 31, 2009, this credit will expire ten years after issuance of the demolition permit. The credit is based on the number and type of residential units demolished and/or the total floor area and type of non-residential building or structures demolished.

## Services for which the Town of Oakville imposes development charges:

- General Government
- Library Services
- Fire Protection Services
- Parks and Recreation
- Public Transit
- Municipal Parking
- Services related to a Highway

## Annual Indexing

The Town of Oakville development charge rates noted in this brochure are effective April 1, 2016 and are subject to annual indexing on April 1<sup>st</sup>.

## Further Information

The information contained herein is intended only as a guide. Applicants should review the approved by-laws and legislation as well as consult with the town's Financial Planning department to determine the applicable charges that may apply to specific development proposals. For further information contact the Financial Planning department's information line at 905-338-4196.

## Regional Development Charges and Education Development Charges

The Town of Oakville also collects development charges on behalf of the Region of Halton and the Halton School Boards.

## Notes:

- Bedrooms are as defined by the Town of Oakville by-law 2013-020
- Special needs/accessory units are charged the non-residential development charge rate for dwellings without sanitary and culinary facilities for the school board's component.
- Special needs/accessory units with sanitary and culinary facilities are charged the residential development charge rate for the school board's component.