TOWN OF PELHAM

DEVELOPMENT CHARGE

BY-LAW PAMPHLET

Effective January 1, 2026

General Purpose of the Development Charges

This pamphlet summarizes the Town of Pelham's policy with respect to area-specific development charges for the Town.

Development charges provide for the recovery of growth-related capital expenditures from new development. The *Development Charges Act* is the statutory basis to recover these charges. A simplified summary is provided below:

1) Identify amount, type and location of growth
2) Identify servicing needs to accommodate growth;
3) Identify capital costs to provide services to meet the needs;
4) Deduct:
    i. Grants, subsidies and other contributions;
    ii. Benefit to existing development;
    iii. Statutory 10% deduction; (soft services)
    iv. Amounts in excess of 10 years historic service calculation;
    v. DC Reserve Funds (where applicable);
5) Net cost then allocated between residential and non-residential benefit; and
6) Net costs divided by growth to provide the DC charge

O.Reg. 82/98 prescribes the information that must be included in the Treasurer's statement:

- Opening balance;
- Closing balance;
- Description of each service and/or service category for which the reserve fund was established;
- Transactions for the year (e.g. collections, draws);
- List of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- Amounts borrowed, purpose of the borrowing and interest accrued during previous year
- Amount and source of money used by the Town to repay municipal obligations to the fund;
- Schedule identifying the value of credits recognized by the Town, the service to which it applies and the source of funding used to finance the credit; and
- For each draw, the amount spent on the project from the DC reserve fund and the amount and source of any monies spent on the project

This statement is presented to the Council of the Town of Pelham for their review and may be reviewed by the public in the Clerk's office, Monday to Friday, 8:30am to 4:30pm.

By-Law No.: 83 - 2024
Schedule of Town-Wide Development Charges

**The development charges set out in Schedule "B" to this by-law shall be adjusted annually as of January 1st, without amendment to the by-law, in accordance with the prescribed index in the Act. The Town will use the index rate that is being used by the Regional Municipality of Niagara.

SERVICE / CLASS OF SERVICE	RESIDENTIAL					NON-RESIDENTIAL
Town Wide Services Class of Service:	**Single and Semi-Detached Dwelling**	**Apartments – 2 Bedrooms +**	**Apartments – Studio and 1 Bedroom**	**Multiples**	**Special Care Dwellings**	**(per sq.ft. of Gross Floor Area)**
Services Related to a Highway	11,352	7,997	5,182	8,509	4,332	6.10
Public Works (Facilities and Fleet)	1,423	1,002	650	1,067	543	0.76
Fire Protection Services	1,120	789	512	840	427	0.60
Parks and Recreation Services	10,317	7,268	4,709	7,733	3,937	1.87
Library Services	549	387	251	412	209	0.10
Growth Studies	328	231	150	246	125	0.19

SERVICE / CLASS OF SERVICE	RESIDENTIAL					NON-RESIDENTIAL
Town Wide Services / Class of Service:	**Single and Semi-Detached Dwelling**	**Apartments – 2 Bedrooms +**	**Apartments – Studio and 1 Bedroom**	**Multiples**	**Special Care Dwelling**	**(per sq.ft. of Gross Floor Area)**
Total Town Wide Services /Class of Service	**25,089**	**17,674**	**11,454**	**18,807**	**9,573**	**9.62**

Schedule of Water & Sanitary Sewer Services Development Charges for Fenwick and Fonthill

SERVICE / CLASS OF SERVICE	RESIDENTIAL					NON-RESIDENTIAL
URBAN SERVICES:	**Single and Semi-Detached Dwelling**	**Apartments -2 Bedrooms +**	**Apartments – Studio and 1 Bedroom**	**Multiples**	**Special Care Dwellings**	**(per sq.ft. of Gross Floor Area)**
Wastewater Services	5,377	3,788	2,454	4,030	2,052	3.74
Water Services	2,233	1,573	1,019	1,673	852	1.55
Total Urban Services	**7,610**	**5,361**	**3,473**	**5,703**	**2,904**	**5.29**
Total Town-Wide	**25,089**	**17,674**	**11,454**	**18,807**	**9,573**	**9.62**
Total Urban Area	**32,699**	**23,035**	**14,927**	**24,510**	**12,477**	**14.91**

Development Charge Rules

In accordance with the *Development Charges Act, 1997, s2(2),* a development charge is calculated, payable and collected where the development requires one or more of the following:

a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act;*
b) the approval of a minor variance under Section 45 of the *Planning Act;*
c) a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act* applies;
d) the approval of a plan of subdivision under Section 51 of the *Planning Act;*
e) a consent under Section 53 of the *Planning Act;*
f) the approval of a description under section 50 of the *Condominium Act*; or
g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

Determination of the Amount of the Charge

1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade.
2) Costs are allocated to residential uses (as opposed to non-residential uses) based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
    - For Administration, the costs have been based on an employment vs. population growth ratio (82%/18% respectively).
    - For Library, Parks and Recreation services, a 5% non-residential attribution has been made to recognize use by the non-residential sector.
    - For Fire and Roads and Related, an 83%/17% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period.
    - For Water and Sanitary Sewer Services, an 86% residential/14% non-residential allocation has been made based on a population vs. Employment growth ratio over the urban build out period.

Development Charges By-laws are available for inspection in the Town of Pelham Clerk's office, Monday to Friday, 8:30 a.m. to 4:30 p.m. and on the Town's website at www.pelham.ca

For further information, please contact:
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