



TOWNSHIP OF STONE MILLS

DEVELOPMENT CHARGES Information Pamphlet

TOWNSHIP OF STONE MILLS BY-LAW NO. 2024-1276

This pamphlet summarizes the Township of Stone Mill's (the Township) policies and charges related to development within the Township from January 1, 2025 to December 31, 2025.

The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult with the Township to determine the charges that may apply to specific development proposals.

Legislative Authority

The Development Charges Act, 1997 (DCA) enables municipalities to pass by-laws for the imposition of development charges against residential and non-residential development based on current programs and future capital needs related to growth. All lands within the Township are subject to development charges except land owned by and used for the purpose of:

- A municipality or local board thereof;
- A board of education; and
- the Corporation of the County of Lennox and Addington or a local board thereof.

Why are Development Charges Required?

Development charges allow the Township to recover the cost of growth-related capital expenditures from new development. These charges are calculated by the Township every 10 years to ensure that new developments pay for their fair share of the capital expenditures for services they will receive.

What are the Services to which Development Charges Apply?

Under By-law 2024-1276 development charges apply to the following services:

- Growth Studies
- Outdoor Recreation
- Indoor Recreation
- Fire Services
- Waste Diversion
- Transportation
- Storm Sewer

What Does the Development Charges Act Require?

The DCA requires the Township to:

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:
 - Grants, subsidies, and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15 years historic service calculation; and
 - Development charges (DC) reserve fund (where applicable).
5. Net costs then allocated between residential and non-residential benefit; and
6. Calculate the development charge for residential and non-residential development by dividing the respective net costs for each service by the respective residential and non-residential growth.

The DCA also requires the Township to:

- maintain separate reserve funds for each service;
- facilitate public comments prior to approving the development charges by-law;

- pass a by-law approving the development charges and setting rules on how they apply; and
- produce a Treasurer’s statement that includes for each reserve opening and closing balances, and all transactions related thereto. Parties interested in reviewing the Treasurer’s statement should contact the Township.

When are Development Charges Paid?

The development charge is payable in full upon issuance of a building permit.

Unpaid Charges To Be Added To Tax Roll

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

What are the Primary Rules related to the Development Charges?

By-law 2024-1276 provides for full or partial exemptions under certain conditions. Please refer to the By-law for details. Exemptions may be made in the following circumstances:

- Intensification of existing housing through expansion of the number of units;
- Enlargement of an existing dwelling unit;
- Industrial expansions;
- Redevelopment of residential and non-residential properties;
- Development related to places of worship;
- Development related to agricultural uses;
- Public hospitals;
- Educational institutions;
- Temporary buildings or structures;
- Buildings and structures ancillary to a residential use;
- Affordable housing developments; and
- Development occurring within the Township’s Community Improvement Area

What are the Development Charges?

Tables 1 and 2 summarize the development charges that are payable effective January 1, 2025. These amounts are increased annually and may be subject to further annual adjustments on January 1 of each year, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics for non-residential construction".

Interested parties should review the approved by-law and consult with the Township to determine the charges that may apply to specific development proposals.

TABLE 1: Residential Development Charges

Service	Residential Charge (By Dwelling Type)		
	Single Detached / Semi-Detached	Apartment Units	Other Multiples
Municipal Wide Services			
Growth Studies	\$ 133.45	\$ 96.22	\$ 99.39
Outdoor Recreation	\$ 28.97	\$ 20.89	\$ 28.29
Indoor Recreation	\$ 28.97	\$ 20.89	\$ 28.29
Fire Services	\$ 1,907.36	\$ 1,375.28	\$ 1,862.36
Waste Diversion	\$ 20.99	\$ 15.14	\$ 20.50
Transportation Services	\$ 120.16	\$ 86.64	\$ 117.33
Storm Sewer	\$ 34.46	\$ 24.84	\$ 33.64
TOTAL MUNICIPAL WIDE CHARGE	\$ 2,274.36	\$ 1,639.90	\$ 2,189.80

TABLE 2: Non-Residential Development Charges

Service	Non-Residential Charge	
	Commercial/ Institutional (per metre 2 of GFA)	Industrial (per metre 2 of GFA)
Municipal Wide Services		
Growth Studies	\$ 0.65	\$ 0.65
Outdoor Recreation	\$ 0.03	\$ 0.03
Indoor Recreation	\$ 0.03	\$ 0.03
Fire Services	\$ 9.29	\$ 9.29
Waste Diversion	\$ 0.10	\$ 0.10
Transportation Services	\$ 0.59	\$ 0.59
Storm Sewer	\$ 0.17	\$ 0.17
TOTAL MUNICIPAL WIDE CHARGE	\$ 10.86	\$ 10.86